



Pristine Bull River Frontage w/ Home, Sanders County, Montana, 12.68 Acres **\$945,000**

- Big Game, Fishing, House, River Frontage, Stream/River, Upland Bird, Water Sports, Waterfowl, Wildlife Viewing

Almost 13 acres on the Bull River, bordering USFS! This property comes complete with a classic Montana cabin, large covered porch area, shop, with a separate apartment above it. Enjoy stunning mountain views in all directions. The 30 x 40 shop provides extra storage and the apartment provides room for all of the guests. The inside of the home has wood flooring, rustic finishes, as spacious master suite, and a separate guest room. This highly coveted area abounds with endless hunting, fishing, and outdoor recreation opportunities. The Bull River is famous for great fly fishing and is a popular floating/kayaking river. The entire valley is surrounded by millions of acres of USFS land and networks of roads and trails.

Main Info

- Street Address : 26 Cedar Grove Lane
- Lot Size Acres : 12.68 Acres
- Postal / Zip Code : 59853
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 16422
- County : Sanders
- Closest City : Noxon

Home Info

- Year Built : 1999
- Building Features : Shop, Garage
- Square Feet Main House : 1256 square feet
- Baths : 1
- Bedrooms : 1

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Taxes

Tax Year : 2020

Estimated Taxes per year are \$1,782.00

Per Public Records

Broker Info



Mark and Jeannette Smith

Clearwater Montana Properties

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Mark and Jeannette bring the ideal combined expertise in all areas of real estate to make up the Montana Dream Team! Mark is a hunting guide in NW Montana and brings the unique skill sets of hunting, fishing, trapping, home construction, and extreme back country recreation. He specializes in bare land and hunting and fishing properties. Jeannette was born and raised on a cattle ranch in western Montana and graduated with her Master's degree from the University of Montana. She has a diverse background in education, ranching, healthcare administration, and life coaching. She has been in real estate for 20 years, has her brokers license, and is the Montana Regional manager for Clearwater Montana Properties. Jeannette is on the Sanders County Community Development Board of Directors and is passionate about helping local communities grow and thrive, while retaining the unique recreation and cultural aspects that make Montana so special. With designations including Broker, RRS, ABR, C2EX, GRI, she specializes in recreation homes and cabins, water frontage, retirement homes, and ranches. This team will help meet all of your real estate needs and focus on top notch customer service and really listening to their clients. Call, text, message or email them to begin your journey to find the perfect Montana dream property, home, cabin, retreat, or hunting/fishing property of your dreams at (406) 270-3921.

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