



Opportunity Awaits On Pilgrim Creek, Sanders County, Montana, 4.00 Acres **\$2,200,000**

- Fishing, House, Stream/River, Waterfowl, Wildlife Viewing

Turn key hunting lodge and successful outfitting business with repeat clients. Includes outfitting permit, client list, website, and training. This property can be used for whatever your heart desires, including events, weddings, a retreat, vacation rentals, bed & breakfast, or a multi-family compound. No zoning or restrictions, so the sky is the limit! Located on the banks of Pilgrim Creek in prime hunting territory, this meticulously maintained property includes the fully furnished hunting lodge with mounts, a 2304 sq ft home, 2304 sq ft bunkhouse, and 40 x 60 shop. The lodge has 10 bedrooms, 5 bathrooms, a full commercial kitchen, large sitting area, & dining room. The comfortable 3 bed 3 bath home has a large porch area. The bunkhouse has 2 bathrooms and kitchen area. The metal shop is 40 x 60 and has power to it.

Property is located on the edge of Noxon, so all buildings are on city water, and each has its own septic system.

Close to town, but in a quiet, residential area, this property is easy to get to and access. Off a city street, so plowed and maintained year-round.

Just a short stroll to downtown Noxon and the Cabinet Gorge Reservoir, this area is known for great hunting, fishing, and outdoor recreation. The town of Noxon is located just off Hwy 200 and has access straight into National Forest and there are several boat launches within minutes of this property. Close to a public shooting range and a Pilgrim Creek Park so many things to do close by for guests or clients. Fish in Pilgrim Creek or in the Cabinet Gorge.

- Street Address : 104 Remington Road
- Lot Size Acres : 4.00 Acres
- Postal / Zip Code : 59853
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 16293
- County : Sanders
- Closest City : Noxon

Home Info

- Year Built : 1987
- Building Features : Shop, Outbuildings, Other Storage, Garage, Bunk House
- Square Feet Main House : 2304 square feet
- Baths : 8
- Half Baths : 1
- Bedrooms : 13

Includes a lodge (5760 sq ft) with 10 bedrooms, 5 bathrooms, commercial kitchen, large sitting area, & dining room, a 3 bed 3 bath home (2304 sq ft) with large porch area, guest bunkhouse (2304 sq ft) with 2 bathrooms and kitchen area, and large metal shop, 40 x 60. The grounds are landscaped with fruit trees, bushes, & flowers. Property is located on the edge of Noxon, so all buildings are on city water and each has its own septic system. Close to town, but in a quiet, residential area, this property is easy to get to and access. The lodge has two pantries and a large utility room. The bunkhouse is open concept so it can be used and set up for whatever

your heart desires, including events, meetings, a business, lodging, outfitting, bed & breakfast, or a multi-family compound. No zoning or restrictions, so the sky is the limit!

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Taxes

Tax Year : 2021

Estimated Taxes per year are \$5,292.00

Per county records

Broker Info



Mark and Jeannette Smith

Clearwater 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 18 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, 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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