



## Desirable Cherry Creek Homesite, Sanders County, Montana, 3.33 Acres

- Big Game, Wildlife Viewing

Owner financing available! 3.30 acres with over 500' of frontage on Cherry Creek Rd which is paved and plowed year-round. Just minutes away from the quaint small town of Thompson Falls with all the amenities you need, this parked out property has a great mix of trees and meadow and great mountain views. Level build site with plenty of room, plus another 3 acres of adjacent community greenbelt add to the spaciousness! Covenants protect your investment and add value to the property. Power, phone, and high-speed fiber optics are to the lot line. The septic is approved, and the corners are all marked. The entire area has been thinned and managed, so it is fire resistant. Great wells in the area and a highly desired and quiet residential location close to parks, trails, boat launch, Clark Fork River, National Forest and all kinds of hunting, fishing, boating, and outdoor recreation! Enjoy peaceful country living with plenty of elbow room and abundant wildlife including deer and elk.

The access is off Cherry Creek Rd, which is paved and plowed year-round. Thompson Falls is just minutes away and is a quaint small town but has all of the amenities that you need.

### Main Info

- Street Address : Lot 1a Waterfront West
- Lot Size Acres : 3.33 Acres
- Postal / Zip Code : 59873
- Dwelling : No
- State / Province : Montana
- (Assessor) Parcel Number : 34578
- County : Sanders
- Closest City : Thompson Falls

### Taxes

Tax Year : 2023

Estimated Taxes per year are \$12.00

Per county records

### Broker Info



#### Mark and Jeannette Smith

Clearwater Properties

(P:) 406-847-3400

(M:) 406-270-3921

[jeannette@cmpmontana.com](mailto:jeannette@cmpmontana.com)

[cmpmontana.com](http://cmpmontana.com)

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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