



Heron Hideaway, Sanders County, Montana, 40.00 Acres

\$1,400,000

- Agriculture, Big Game, Equestrian, Fishing, House, Pond, Snow sports, Timberland, Upland Bird, Water Rights, Wildlife Viewing

This Heron Hideaway is the ultimate Montana getaway! 40 acres with no restrictions or covenants, tucked up against a large conservation easement, USFS, and timber land with a spring, well, small pond, beautiful custom 2200 sq ft home with attached insulated, triple car garage, 40 x 60 shop with 30 ft overhang, guest cabin, gazebo, and storage shed. With stunning views of the surrounding mountains, this property is a wildlife haven and a quiet retreat. At the end of a county-maintained road, there is no traffic noise & few neighbors. The property has ATV and snowmobile trails and is a recreation enthusiast paradise! Head straight into Forest Service or access local rivers and lakes for fishing.

Main Info

- Street Address : 11 Trails End Drive
- Lot Size Acres : 40.00 Acres
- Postal / Zip Code : 59844
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 8211
- County : Sanders
- Closest City : Heron

Home Info

- Year Built : 2010
- Square Feet Main House : 2200 square feet
- Bedrooms : 3
- Building Features : Shop, Outbuildings, Garage
- Baths : 2
- Half Baths : 1

Taxes

Tax Year : 2022

Estimated Taxes per year are \$4,777.00

Per county 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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