



**Bull River Valley, Sanders County, Montana, 147.58 Acres**

**\$1,575,000**

- Big Game, Fishing, Lake/Pond, Pond, River Frontage, Snow sports, Stream/River, Timberland, Upland Bird, Water Rights, Water Sports, Waterfowl, Wildlife Viewing

147.5 acres in the gorgeous Bull River Valley along Hwy 56 with unobstructed views of the towering Cabinet Mountains! Nestled between USFS land and the Cabinet Mountain Wilderness, this is one of the few remaining large tracts in the entire valley that does not have a conservation easement or restrictions. With the Bull River meandering through the east side and mature trees and build sites on the west side, this property has a little bit of everything. Bull River runs year-round, there is an abundant spring and well, and power is to the property. Just minutes to Bull Lake and the Ross Creek Cedars, this area has endless recreation opportunities, including trails, roads, great fishing, and excellent hunting. With no covenants or restrictions, build your dream home, several cabins, or split the property into a couple of parcels. Bring the animals and enjoy the stunning scenery of the Bull River Valley!

**Main Info**

- Street Address : 1418 MT Hwy 56
- Lot Size Acres : 147.58 Acres
- Postal / Zip Code : 59853
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 16104
- County : Sanders
- Closest City : Noxon

**Home Info**

2 recreational cabins

## Taxes

Tax Year : 2023

Estimated Taxes per year are \$944.00

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 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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