



**Westside Bull River Valley, Sanders County, Montana, 74.00 Acres**

**\$825,000**

- Big Game, Lake/Pond, Snow sports, Timberland, Upland Bird, Water Rights, Waterfowl, Wildlife Viewing

Discover 74 breathtaking acres on the west side of Highway 56 in the magnificent Bull River Valley. This property borders the USFS on one side and is adjacent to 74 acres along the Bull River on the opposite side of the highway, offering a complete package with stunning views, mature trees, established access roads, and spring water, free of covenants or restrictions. Build multiple homes or cabins or create your dream Montana compound. Conveniently located just minutes from Bull Lake and the Ross Creek Cedars, the area is known for its beautiful scenery, hiking trails, superb fishing, and exceptional hunting. Bring your animals and enjoy a year-round sanctuary, camping site, hunting lodge, or fulfill any vision you have for a retreat. Adjacent 74 acres that borders the Bull River also available to purchase.

**Main Info**

- Street Address : 1418 MT Hwy 56
- Lot Size Acres : 74.00 Acres
- Postal / Zip Code : 59853
- Dwelling : No
- State / Province : Montana
- (Assessor) Parcel Number : 16104
- County : Sanders
- Closest City : Noxon

**Taxes**

Tax Year : 2023

Estimated Taxes per year are \$944.00

Per county records-Amount is for the full 147.58 acres. 74 acres TBD

### Broker Info



#### **Mark and Jeannette Smith**

**Clearwater Montana Properties**

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**[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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