



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

**\$825,000**

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

With the gorgeous Bull River meandering through the property, this 74 acres is perfectly situated to capture some of the best views of the Cabinet Mountain Wilderness. The property has 2 recreation cabins, power, and a well, with a large gravel area for parking campers. Build your dream Montana home or enjoy the unparalleled outdoor recreation that this area has to offer. Bordering USFS on one side and 74 acres also for sale on the other side of the highway, this property has no covenants or restrictions, so use your imagination. Great pasture land that used to be hayed with access to the Bull River. A septic feasibility study has been done close to the existing cabins. Located just minutes to Bull Lake and the Ross Creek cedars, this area has endless hiking trails, USFS access, fishing, and hunting. Bring the large or small animals and make this property your own!

**Main Info**

- Street Address : 1418 MT Hwy 56
- Lot Size Acres : 74.00 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-Amount is for the full 147.58 acres. 74 acres TBD

## 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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