



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 – The Montana Dream Team bring a powerful combination of expertise, passion, and local knowledge to help clients find their perfect Montana property. Mark is a seasoned hunting guide in Northwest Montana with extensive experience in hunting, fishing, trapping, home construction, and extreme backcountry recreation. He specializes in bare land as well as hunting and fishing properties, leveraging his firsthand knowledge of Montana's rugged landscapes and recreational opportunities to help clients make informed decisions. Jeannette was born and raised on a cattle ranch in western Montana and holds a Master's degree from the University of Montana. With over 20 years in real estate and her broker's license, she currently serves as the Montana Regional Manager for Clearwater Montana Properties. Her diverse background spans education, ranching, healthcare administration, and life coaching, giving her a well-rounded perspective on client needs. Jeannette is also a member of the Sanders County Community Development Board of Directors, demonstrating her commitment to helping local communities grow while preserving Montana's unique recreational and cultural heritage. Holding designations including Broker, RRS, ABR, C2EX, and GRI, Jeannette specializes in recreation homes and cabins, water frontage, retirement homes, and ranches. Together, Mark and Jeannette focus on top-notch customer service, truly listening to their clients to guide them toward the right property. Whether you're seeking a dream home, cabin, retreat, or hunting/fishing property, the Montana Dream Team is ready to make your Montana real estate dreams a reality. Call, text, message, or email them today at (406) 270-3921 to begin your journey.

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