



Modern Montana Farmhouse, Sanders County, Montana, 40.00 Acres

\$895,000

- Agriculture, House, Stream/River, Timberland, Water Rights, Wildlife Viewing

Modern Montana Farmhouse on 40 acres with no covenants or restrictions! This gorgeous tree covered 40-acre parcel has a seasonal creek & a 2243 sq ft, 3 bed 3 bath single level home with attached double car garage. A detached shed adds additional cover and storage. Thick, mature trees provide seclusion and privacy but could be thinned to capture stunning mountain views in all directions. The 40 acres is mostly level with the seasonal creek that meanders through. The home has a screened in porch, perfect for morning coffee and viewing the wildlife. This solid, well-built home is easy to maintain, but spacious and move in ready. Upgrades include new appliances, roof, decks, exterior paint, and modern updates throughout the interior. Close to USFS access & the Cabinet Gorge Reservoir, this area is known for great hunting, fishing, and outdoor recreation. Enjoy living in the country in this peaceful, serene setting.

Main Info

- Street Address : 71 N Four Corners
- Lot Size Acres : 40.00 Acres
- Postal / Zip Code : 59844
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 8251
- County : Sanders
- Closest City : Heron

Home Info

- Year Built : 1986
- Baths : 3
- Square Feet Main House : 2243 square feet
- Bedrooms : 3

Taxes

Tax Year : 2024

Estimated Taxes per year are \$2,899.00

Per county records

Broker Info



Mark and Jeannette Smith

Clearwater Montana Properties

(P:) 406-847-3400

(M:) 406-270-3921

jeannette@cmpmontana.com

cmpmontana.com

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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