



**Modern Montana Farmhouse, Sanders County, Montana, 40.00 Acres**

**\$950,000**

- 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

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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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