



## **Green Ridge Views, Sanders County, Montana, 61.4 Acres**

**\$795,000**

- Big Game, Equestrian, Off-Road, Snow sports, Timberland, Wildlife Viewing

61+ acres bordering USFS land with stunning views of the Noxon Reservoir and surrounding mountains! Property is split into three 20+ acre parcels with separate legal descriptions. Perfect for a retreat, family compound, trophy home, or hunting cabin, there are no covenants or restrictions. This area is known for great hunting with direct access to USFS, which is a haven for elk, white tail deer, bears, and other animals with pockets of springs. Access is a 60 ft easement off Hwy 200 through other private property, which stops at the gate to this property. Power is close to the property line. Covered in mature timber with open meadow areas, the property is a mix of level build sites and southern facing slope.

### **Main Info**

- Street Address : Nhn Green Ridge Road
- Lot Size Acres : 61.4 Acres
- Postal / Zip Code : 59853
- Dwelling : No
- State / Province : Montana
- (Assessor) Parcel Number : 11398, 11484, 11487
- County : Sanders
- Closest City : Noxon

### **Taxes**

Tax Year : 2025

Estimated Taxes per year are \$104.00

### 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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