



Peaceful, Private Mountain Retreat, Sanders County, Montana, 20.00 Acres \$889,000

- Big Game, Equestrian, House, Off-Road, Snow sports, Water Rights, Wildlife Viewing

Extremely private & quiet, bordered on two sides by USFS and at the end of the road, this level 20-acre horse property is ready for you, your horses, & your dogs! Includes a metal sided 40 x 68 x 16 shop house built in 2023 with 4 horse stalls, full RV hook-up, 15 gpm well, spring water rights, septic system, 40 x 56 x 14 pole barn with two 12 ft lean to's on each side, 28 x 36 cinder block structure, 6 frost free spigots, and unlimited wildlife. The main shop house has 2,884 sq ft of living space with 3 bedrooms and 3 bathrooms. On the main level is the kitchen, walk in pantry, utility room, living room, bedroom, and bathroom. Upstairs is a primary bedroom with ensuite bathroom, guest bedroom, guest bathroom, an office, large workout room, storage room and a 2nd story deck. The shop area is 1920 sq ft and the 4 horse stalls are 10.5 x 16, with an 8 ft walkway between. There is a 12-ft lean-to off one side for storage & a separate large chain link dog area connected to the shop.

The living area is heated with a Fujitsu forced air & heating unit with a heat pump. There are also two wood stoves, one on each level. The home has extra insulation with spray foam and Rockwool insulation. The home has a standby 23 KW Generac generator, run by propane and there are two propane tanks on the property that are leased. The shop has a propane wall mounted heater. The pole barn was built in 2023 and is 40 x 56 x 14 with two 12-ft lean to's on each side. The cinder block structure was built in 1979 and is 28 x 36. The property is set up for horses with fencing and corrals. This area is

known for abundant wildlife including elk, deer, rabbits, wild turkeys, and grouse. The property is bordered on two sides by USFS land and is level and has mature trees. The trees could be thinned out to open up a great view of the Noxon Reservoir. The property is set up for horses and dogs and has various fruit trees and berries. Ready for your finishing touches! Additional 20 acres also listed that is close to this property that could be purchased to add to acreage, MLS #30041037. Also 60 acres bordering USFS just adjacent could be added, MLS #30054478. Panels are negotiable

Main Info

- Street Address : 54 Red Fir Lane
- Lot Size Acres : 20.00 Acres
- Postal / Zip Code : 59853
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 10687
- County : Sanders
- Closest City : Noxon
- Bathrooms : 3

Home Info

- Year Built : 2023
- Building Features : Shop, Outbuildings, Other Storage, Horse Stables, Hay Shed, Garage
- Square Feet Main House : 2884
- Baths : 3
- square feet
- Bedrooms : 3

Taxes

Tax Year : 2025

Estimated Taxes per year are \$4,510.00

Broker Info



Mark and Jeannette Smith

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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 21 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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