



## Copper Ridge Retreat, Sanders County, Montana, 9.03 Acres

**\$1,750,000**

- House, Income producing, Snow sports, Wildlife Viewing

### **Premier Gold Creek Equestrian Estate - Where Montana's First Gold Strike Meets Modern Ranch Living**

Exceptional horse property awaits on this meticulously maintained 31-acre estate positioned along the historic Mullan Trail in Gold Creek, Montana - the birthplace of the state's first documented gold discovery. This remarkable property combines equestrian excellence with modern comfort, featuring a 3,456-square-foot, 3-bedroom, 3-bathroom home built in 1973 and completely updated for today's discerning buyers. The thoughtfully designed residence includes an attached 2-car garage and open floor plan that maximizes the stunning meadow and mountain vistas that define this coveted Powell County location.

For the serious horse enthusiast, this property represents the pinnacle of equestrian infrastructure. The centerpiece is a magnificent 92×96-foot barn equipped with multiple stalls, dedicated tack room, and strategically placed hydrants ensuring optimal care for your horses. Additional facilities include a substantial 30×40-foot shop building perfect for equipment storage, maintenance, and hobby pursuits. The entire property is thoughtfully fenced, providing security and defined pasture areas that support sustainable horse operations while maintaining the property's pristine aesthetic appeal.

Gold Creek's strategic location offers unparalleled access to southwestern Montana's recreational crown jewels. The property sits within easy reach of the 1.6-million-acre Bitterroot National Forest, providing direct gateway access to some of the most expansive wilderness terrain in the continental United States. The nearby Gold Creek Campground, just 15 miles east of Stevensville, offers extensive hiking, biking, motorcycle and horseback riding opportunities with trails accessing the Skalkaho Wildlife Preserve and the Easthouse National Recreation Trail. Interstate 90 accessibility at milepost 166 positions this property perfectly for both year-round residents and seasonal recreation enthusiasts.

The recreational opportunities surrounding this property read like an outdoor enthusiast's wish list. Local area creeks and the North Fork Bitterroot provide exceptional fishing opportunities for deer and elk hunting enthusiasts, while the nearby Anaconda Pintler Wilderness Area offers 158,712 acres of designated wilderness straddling the Continental Divide. Winter transforms the landscape into a wonderland for cross-country skiing, snowmobiling, and snowshoeing, with groomed trail

systems accessible within reasonable driving distance. The property's elevation and terrain naturally support year-round outdoor pursuits, from horseback riding and side-by-side adventures to wildlife observation and photography. This Gold Creek estate represents exceptional value in today's competitive Montana ranch market. The historic significance of Gold Creek as Montana's first gold strike location in 1852 adds unique heritage value, while the property's agricultural zoning and horse facilities provide potential income streams through boarding, training, or recreational horse operations. The growing demand for quality equestrian properties in accessible yet private Montana locations continues to drive appreciation, particularly for properties offering this caliber of improvements and proximity to public recreational lands. With \$2,362 annual property taxes, the ownership costs remain reasonable for a property of this magnitude and location advantage.

Schedule your private tour today to experience firsthand why this Gold Creek equestrian estate represents the perfect convergence of Montana's rich mining heritage, modern ranch amenities, and unlimited recreational potential. Properties offering this exceptional combination of location, infrastructure, and natural beauty rarely become available in the sought-after Powell County market.

### Main Info

- Street Address : 8 Copper Ridge
- Lot Size Acres : 9.03 Acres
- Postal / Zip Code : 59874
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 11458
- County : Sanders
- Closest City : Trout Creek

### Home Info

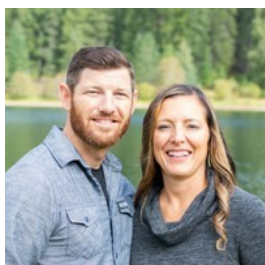
- Year Built : 2007
- Building Features : Storage Shed, Shop, Outbuildings, Other Storage, Garage
- Square Feet Main House : 5942 square feet
- Baths : 4
- Bedrooms : 7

### Taxes

Tax Year : 2025

Estimated Taxes per year are \$4,508.00

### Broker Info



#### Mark and Jeannette Smith

Clearwater Montana Properties

(P:) 406-847-3400

(M:) 406-270-3921

[jeannette@cmpmontana.com](mailto:jeannette@cmpmontana.com)

[cmpmontana.com](http://cmpmontana.com)

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.

---

© 1996 - 2018 Sports Afield Trophy Properties. All Rights Reserved Please read Sports Afield Trophy Properties Privacy Policy and Legal Notices.

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."