



**Pilgrim Creek Promised Land, Sanders County, Montana, 292.00 Acres**

**\$1,950,000**

- Agriculture, Big Game, Equestrian, Fishing, House, Snow sports, Stream/River, Timberland, Upland Bird, Water Rights, Waterfowl, Wildlife Viewing

Welcome to Pilgrim Creek Promised Land! 292 acres of a truly one of a kind quiet, pristine outdoor paradise. Located along Pilgrim Creek, the property lies on the canyon floor and is surrounded on 3 sides by USFS. 233 acres is timber land with a timber cruise on file showing timber value of \$503,000. The middle 38 acres is open fields/meadow. The remaining 21 acres are roads, streams, a large pond, gravel pit, and two camp sites. The original ranch homesite is still intact with an "as is" home built in 1960 and the barn built in 1910. Other sheds and shops that date back to the 70s and 80s are also still there. There is power to the homesite and the home is fed by a spring that is on the property. There are 3 water rights recorded for domestic & agriculture use. Abundant wildlife

including elk, moose, white tail deer, mule deer, black, brown, and grizzly bear, mountain lions, and coyotes. There are year round recreational opportunities including hunting, hiking, climbing, snowmobiling, mountain biking, cross country skiing, horse back riding, and off-roading. Pilgrim Creek has smaller trout species.

There are 3 water rights on file, including 10 gpm from the spring for domestic use, stock water from a spring, 332 gallons per minute out of Pilgrim Creek for irrigation.

The property is located four miles from the quaint town of Noxon and the Clark Fork River, which has a public boat launch and great fishing, boating, and swimming.

The property is a total of 292 acres, which includes 3 separate parcels with no restrictions or covenants.

Trees noted in the timber survey were Western red cedar, Douglas fir, Grand fir, Western hemlock, Western larch, Ponderosa pine, and other species.

This is the last private residence prior to millions of acres of National Forest. There is no train or highway noise in this quiet, pristine area.

The property has as gravel pit with material suitable for road base and as a base for any new construction. There are multiple build sites for future new home or homes. There are two great camp sites for out of area guests to stay at and enjoy the great outdoors.

### Main Info

- Street Address : 399 Pilgrim Creek Road
- Lot Size Acres : 292.00 Acres
- Postal / Zip Code : 59853
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 16229
- County : Sanders
- Closest City : Noxon

### Taxes

Tax Year : 2020

Estimated Taxes per year are \$871.00

County Records

### Broker Info



#### Mark and Jeannette Smith

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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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