



## Elk Creek Haven, Sanders County, Montana, 152.38 Acres

**\$1,500,000**

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

This 3,080 sq ft home off Elk Creek Road in Heron, MT sits privately on 152.38 acres that backs up to the Kootenai National Forest. The four bedroom, two and a half bath home provides plenty of room with two separate living rooms on both floors of the house. This impressive home has two fireplaces, a wood stove, a covered screened in porch, and the kitchen looks out to the stunning mountains and meadow where you can witness elk, deer, turkey, bear, and moose wandering through. A short walk from the house is an enclosed garden, a barn, and corral. Approximately 3,200 ft of Elk Creek passes through the property where a variety of fish can be found. A conservation easement is on all three legal parcels to protect the integrity of the land. This property is ideal for hunters, fishermen, and outdoor enthusiasts and it's just three miles from the quaint town of Heron & 45 miles from Sandpoint, ID. The tranquility found on this property is incomparable to others.

### Main Info

- Street Address : 337 Elk Creek Road
- Lot Size Acres : 152.38 Acres
- Postal / Zip Code : 59844
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 8055
- County : Sanders
- Closest City : Heron

### Home Info

- Year Built : 1980
- Square Feet Main House : 3080 square feet
- Bedrooms : 4
- Building Features : Corrals, Barn
- Baths : 2
- Half Baths : 1

## Taxes

Tax Year : 2022

Estimated Taxes per year are \$2,157.00

Per county records

## Broker Info



### Allison Aumiller

**Clearwater Montana Properties**

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Born and raised in Ohio, Allison moved to Montana in 2017 to live and breathe the outdoor lifestyle. With a Bachelors in Middle Childhood Education from the University of Cincinnati and a Masters in English Education from Valley City State University, Allison enjoyed being an English teacher for middle and high school students for ten years. Deciding to take the leap away from education, Allison became a full-time real estate agent in hopes of helping others find their Montana dream home like she did. Loving the Montana lifestyle, Allison is enthusiastic about helping others find the peace and joy this life provides. Northwest Montana is a perfect location to find a house to start a family, have a weekend getaway home, or develop a generational home or ranch for your family to enjoy for years. Leaving behind the crazy, hectic city life, this mountain, quiet lifestyle is perfect for Allison. She loves to be in the mountains either snowmobiling, skiing, hiking, or taking a ride on a side-by-side as well as on the water on a boat, waterskiing, kayaking, or just floating the river. While enjoying what Trout Creek has to offer, Allison can usually be found with her toddler, husband, and two hound dogs in the great outdoors.

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