



## **Blue Slide Retreat, Sanders County, Montana, 61.7 Acres**

**\$1,350,000**

- Big Game, House, Snow sports, Water Rights, Wildlife Viewing

This wonderful 61+ acre family estate has protected views in every direction and borders USFS on two sides. The beautiful 4 bed 3 bath home has been updated with granite and a screened in porch to take in the views of Vermillion Bay. The large 48 x 60 shop has a 1440 sq ft apartment above for guests or rental. A short drive up the mountain trail will lead to a brand new tiny house used as a VRBO. The grounds are breathtaking and would lend itself to any upscale venue. The property is a private hanging valley that connects to a forest service trailhead. Includes horse pasture, garden, mature landscaping, and no restrictions or covenants. Big game hunting right on the property and a short walk to the river will provide enjoyment for all seasons. Just 5 miles to Trout Creek and 15 miles to Thompson Falls.

This whole area provides excellent hunting, fishing, and endless outdoor recreation. This property has abundant wildlife, including elk, deer, moose, bears, eagles, etc.

The Vermillion Bay and Noxon Reservoir are perfect for all water activities, including boating, kayaking, water skiing, and fishing.

The USFS access and trailheads provide immediate access to hiking, mountain biking, horseback riding, ATVing, and snowmobiling.

The property has plenty of water with a spring and several wells.

Run a business from the property or use the large shop to store all of your toys.

Enjoy private, quiet Montana country living at its finest!

### Main Info

- Street Address : 471 Blue Slide Road
- Lot Size Acres : 61.7 Acres
- Postal / Zip Code : 59873
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 10582
- County : Sanders
- Closest City : Thompson Falls

### Home Info

- Year Built : 1973
- Building Features : Shop, Outbuildings, Other Storage, Garage
- Square Feet Main House : 2340 square feet
- Baths : 3
- Bedrooms : 4

### Taxes

Tax Year : 2021

Estimated Taxes per year are \$1,881.00

Per county records

### Broker Info



#### Mark and Jeannette Smith

Clearwater 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 18 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, 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."