



## Lolo Loco Ranch, Sanders County, Montana, 160.00 Acres

**\$799,000**

- Big Game, Fishing, House, Mineral Rights, Off-Road, Snow sports, Stream/River, Upland Bird, Water Rights, Waterfowl, Wildlife Viewing

160 acres bordered on 3 sides by the Lolo National Forest and 1 by state land, the Lolo Loco Ranch is your dream Montana retreat! This off grid ranch offers extreme privacy and access to great hunting! With a renovated log cabin and a brand new barn, this property has water rights on Henry Creek and mineral rights for a rock quarry. With varied topography, this property boasts a shooting range, pasture, and is completely set up for year round living. The log cabin includes solar panels and a back up generator. There is a well and spring water available and a phone line for full internet. Just 15 minutes from downtown Plains and the Clark Fork River, yet tucked away for extreme quiet. No covenants or restrictions

### Main Info

- Street Address : 375 Henry Creek Road
- Lot Size Acres : 160.00 Acres
- Postal / Zip Code : 59859
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 1626
- County : Sanders
- Closest City : Plains

### Home Info

- Year Built : 1984
- Building Features : Barn
- Square Feet Main House : 1856 square feet
- Baths : 2
- Bedrooms : 3

## Taxes

Tax Year : 2021

Estimated Taxes per year are \$1,365.00

Per county records

## Broker Info



### Mark and Jeannette Smith

**Clearwater Montana Properties**

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**[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.

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