



Full Of Hope, Sanders County, Montana, 2.08 Acres

\$149,900

- Big Game, Wildlife Viewing

Seller financing available! This 2.08 acre parcel features an exceptionally spacious home site with excellent year-round access and mountain views in a highly desirable area near the town of Thompson Falls. The property offers a great mix of trees and meadows and adjacent greenbelt areas for extra elbow room. With abundant wildlife and the Clark Fork River and National Forest nearby, it's an amazing place to live and a perfect launching point for all outdoor recreation, including hunting, fishing, hiking, mountain biking, boating, and ATV'ing. Trails, parks, and river access are just moments away. It's ready to build with power, phone, high-speed fiber optics, and private road to the lot line. Lot has septic approval, and the corners are marked. This land and surrounding area have been well managed to open up views, reduce wildfire danger, and improve wildlife habitat. For those wanting even more space, an adjacent 3+ acre parcel is also for sale. Buy one or combine them for over 5 acres of peaceful living in a premier location!

This lot is located within the Waterfront West subdivision which includes 6 lots, which are all large and spacious so everyone has plenty of room. Each lot in the subdivision comes with a 1/6 ownership share in approximately 3 acres of additional greenbelt area. Light covenants protect the integrity of the area and maintain property values.

This quiet, residential area is located on the other side of the Clark Fork River from the quaint, small town of Thompson Falls that has great dining, historic buildings, and tons of activities for everyone to enjoy.

- Street Address : Nhn Hope Court
- Lot Size Acres : 2.08 Acres
- Postal / Zip Code : 59873
- Dwelling : No
- State / Province : Montana
- (Assessor) Parcel Number : 34587
- County : Sanders
- Closest City : Thompson Falls

Taxes

Tax Year : 2021

Estimated Taxes per year are \$7.00

Per county records

Broker Info



Mark and Jeannette Smith

Clearwater Montana Properties

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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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