



**Montana Slice of Heaven, Sanders County, Montana, 322.00 Acres**

**\$2,100,000**

- Agriculture, Big Game, Equestrian, Pond, Snow sports, Water Rights, Waterfowl, Wildlife Viewing

Extremely hard to find 322.2 acres of paradise located on the outskirts of Thompson Falls. Discover a private slice of heaven with no restrictions just 2 miles from town. This rare find offers an abundance of wildlife such as deer, turkeys, elk, bears and mountain lions roaming amongst the timber. The property features a completely remodeled, low-maintenance, one level, 2 bed 2 bath home with high-end finishes & appliances, walk in closet, & custom granite countertops. Step outside to the covered front deck and take a breath of fresh mountain air & breathtaking views while overlooking the peaceful pond, stunning landscaping, waterfall & fire pit. A brand new, state-of-the-art sprinkler system ensures lush, green surroundings year-round. In addition, there is a 64 x 40, three story shop with a full 1344 sq ft apartment with ADA compliant elevator lift, bar, workout/bonus room and double car garage. Also a separate 30 x 40 garage with storage. The sky is the limit with this versatile property, ideal for a hunting lodge, retreat, camp, wedding venue, or family compound. The marketable timber provides an additional income opportunity as well as the ability to rent out all or part of the property. Apartment has a separate fire pit area with the original homestead fireplace. Property is already in two separate parcels and can be further split. Worried about power outages? The property has a back-up generator that can power the entire property. Escape to tranquility on this gorgeous property which offers endless possibilities including the perfect opportunity to create your dream business. Book a viewing today to witness the true beauty of this remarkable property!

## Main Info

- Street Address : 26 Prospect Creek rd
- Lot Size Acres : 322.00 Acres
- Postal / Zip Code : 59873
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 5068
- County : Sanders
- Closest City : Thompson Falls

## Home Info

- Year Built : 1975
- Building Features : Outbuildings, Other Storage, Garage, Bunk House
- Square Feet Main House : 1776 square feet
- Baths : 2
- Bedrooms : 2

## Taxes

Tax Year : 2022

Estimated Taxes per year are \$3,612.00

Per county records

## Broker Info



### Mark and Jeannette Smith

**Clearwater 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 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.

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