



## Green Mountain C7 Ranch, Sanders County, Montana, 300.00 Acres

**\$2,500,000**

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

A rare opportunity to own over 300 acres outside of Trout Creek with Swamp Creek running through, ponds, spring water, and a beautiful mix of mature timber and open rolling meadows. Watch the herd of elk wander through from the back porch of the solid but older 4 bed 3 bath home with full basement & attached double car garage. The property includes a 17 x 24 shed, 30 x 96 shop, 30 x 72 shop, & a 30 x 60 pole building. There is an additional concrete slab for another home or outbuilding ready to go with utilities in place. An established garden and green house await the green thumb, with extensive landscaping. Fenced and cross fenced, this is a perfect spot for horses or cows and there are no covenants or restrictions, so add another home or homes or more outbuildings. Located in a quiet, rural area off a county-maintained road, but just a few minutes from the Noxon Reservoir, the town of Trout Creek and USFS access.

### Main Info

- Street Address : 71 Green Mountain Road
- Lot Size Acres : 300.00 Acres
- Postal / Zip Code : 59874
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 10729
- County : Sanders
- Closest City : Trout Creek

### Home Info

- Year Built : 1972
- Building Features : Shop, Outbuildings, Other Storage, Greenhouse
- Square Feet Main House : 3188 square feet
- Baths : 3
- Bedrooms : 4

### Taxes

Tax Year : 2024

Estimated Taxes per year are \$2,693.00

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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