



## Eagles View, Sanders County, Montana, 61.00 Acres

**\$1,300,000**

- Big Game, Snow sports, Timberland, Wildlife Viewing

Enjoy breathtaking views of the Cabinet Mountain Wilderness from this custom log home, brand-new 10 stall horse barn with tack room, fully insulated & heated shop, and garage, on over 61 acres, bordering USFS. Meticulously maintained and built, this home boasts nearly 3,000 sq of living space with 3 levels and private decks to capture the views. The great room has towering, vaulted ceilings and a custom rock fireplace on 2 levels. With a fully finished walk out basement, patio & wood details throughout, this home is a work of art. Includes a detached garage, large shop, and horse barn that is 36 x 60 & has power & water to it. There is a backup generator and multiple heat sources in the home for sustainable living. Useable land with marketable timber and varied terrain with wildlife constantly wandering through. Don't miss out on this rare gem in the beautiful Bull River valley!

### Main Info

- Street Address : 141 Eagle View Lane
- Lot Size Acres : 61.00 Acres
- Postal / Zip Code : 59853
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 16572, 16419
- County : Sanders
- Closest City : Noxon

### Taxes

Tax Year : 2024

Estimated Taxes per year are \$1,642.00

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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