

CORDER

AND ASSOCIATES, LLC



Sandy Beach Sanctuary on Clark Fork

TBD River Rd. W., Plains, MT 59859

Offered at \$499,000



Presented Exclusively by
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Property Information

Lot Size: 22.51 acres

Taxes: TBD (2023)

Legal: S31, T21 N, R27 W, COS 2776, 22.51 +/- ACRES. FINAL LEGAL DESCRIPTION TO BE VERIFIED BY TITLE COMPANY

Utilities: Available

Water: Eddy Creek (seasonal); Clark Fork River

Covenants/HOAs: None

Elevation: 2,430 ft.

Hunting District: 124

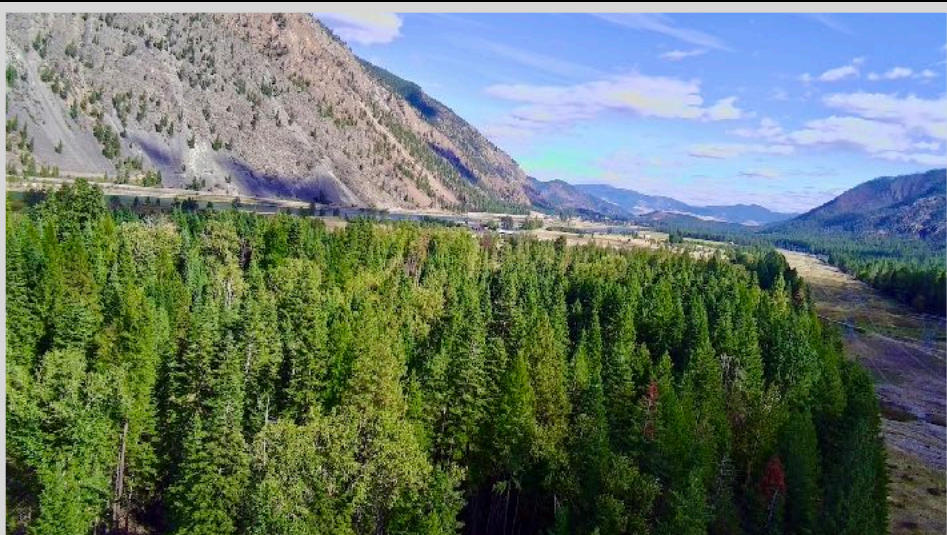
Waterfront: Clark Fork River

Access: Legal access via River Rd. W.



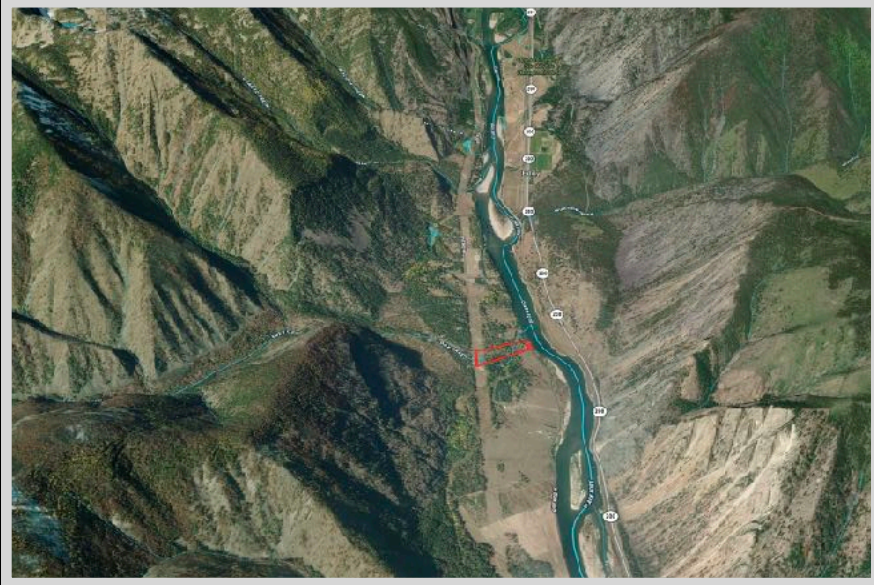
Executive Summary

White, soft sands line the banks of the renowned Clark Fork River on this tranquil 22.51-acre property! Located fifteen miles from Plains, Montana, the parcel is partially wooded, providing a natural habitat for roaming elk, deer, and turkey. With available utilities, this is the perfect opportunity to realize your vision for a rural, mountain residence with gorgeous river views, where you can enjoy evening strolls to the river's edge for fishing or embark on a sunset boat ride. The windows of your future home can frame the breathtaking views of the Cabinet and Coeur d'Alene mountain ranges. Whether you choose to camp for a tranquil getaway or construct a charming log cabin, Western Montana offers abundant recreational activities, including hunting, fishing, camping, boating, hiking, wildlife viewing, and exploration.



Local Area

If you want a genuine Montana experience, the Plains area represents the beautiful mountain majesty well. In 1907, the town was founded as Horse Plains due to locals wintering here and allowing their horses to feed on the grass. National Forest land covers much of the region providing over 2,500 miles of trails specifically in the Lolo National Forest. This valley is a popular spot to view bighorn sheep as there is a Koo-Koo-Sint Bighorn Sheep Viewing Site that provides six interpretive signs about the natural history of the sheep and their habitat.



Area Attractions

The Clark Fork River

The Clark Fork River is one of the longest rivers in Montana meandering more than 280 miles paralleling I-90. There are many access points, and its diverse terrain makes certain that no two trips down its waters are the same. It originates in the Silver Bow Mountains with many tributaries contributing to its reputation as one of the most popular destinations for fly fishing in the United States. The river offers recreation such as floating, rafting, kayaking, river surfing in addition to its epic fishing. The best fishing waters are found between the origin and the confluence with the Flathead River near the Paradise-Plains area. Fish caught in these waters range in size but some can be from 14-20 inches. Northern Pike can be 40 inches or more! Species thriving here include the Clark Fork native Westslope Cutthroat and world-class brown and rainbow trout as well as smallmouth bass.





Quinn's Hot Springs Resort

Quinn's Hot Springs Resort features five natural flowing-through hot springs pools ranging in temperatures from 100 to 106 degrees Fahrenheit. Take the cold plunge if you dare at 55 degrees! Also offered are two salt-treated pools available to swimmers of all ages. Even if you are just passing through, call in advance and stop in for a day swim. The resort offers fine dining and entertainment.

Flathead Lake

Flathead Lake is a popular destination in Western Montana with over 200 square miles of water to kayak, boat,

paddleboard, canoe, swim, fish and recreate on. The vast lake spans 30 miles and measures a depth of 300 feet. It is the largest natural freshwater lake on this side of the Mississippi! Stop at one of the many roadside stands in the summer months to purchase fresh and locally grown cherries, apples, plums, and other produce. Cabins, campgrounds, vacation rentals, and hotels are scattered along the shoreline offering superb lodging. This hotspot is surrounded by the Mission, Salish, Swan, and Whitefish mountains making it a beautiful vacation destination.

The National Bison Range

As one of the oldest wildlife refuges in the nation, this spread allows one of the most significant remaining American bison herds to roam safely. It was established in 1908 to protect the bison and sustains nearly 300 to 500 bison across the 19,000 acres of timberland and grassland. The range includes an informative visitor center, an auto tour, and a picnic area. You can also find white-tailed and mule deer, elk, bighorn sheep, pronghorns, and at least 200 species of birds that call the range home.

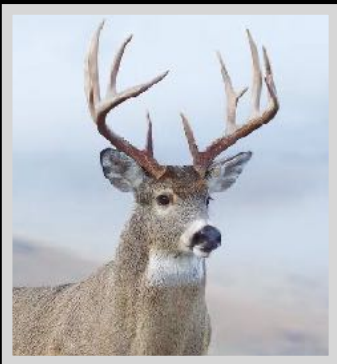


Noxon Reservoir

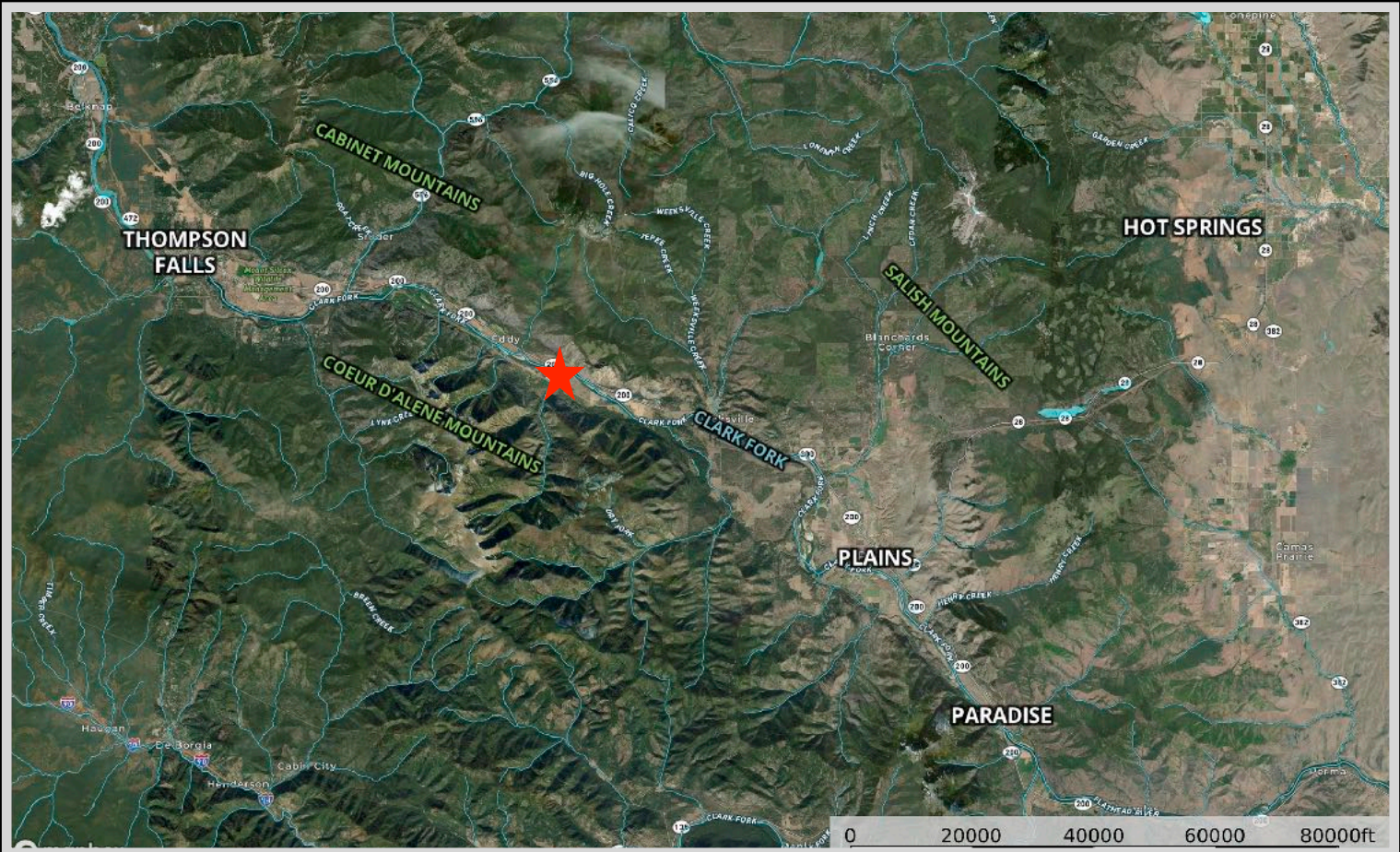
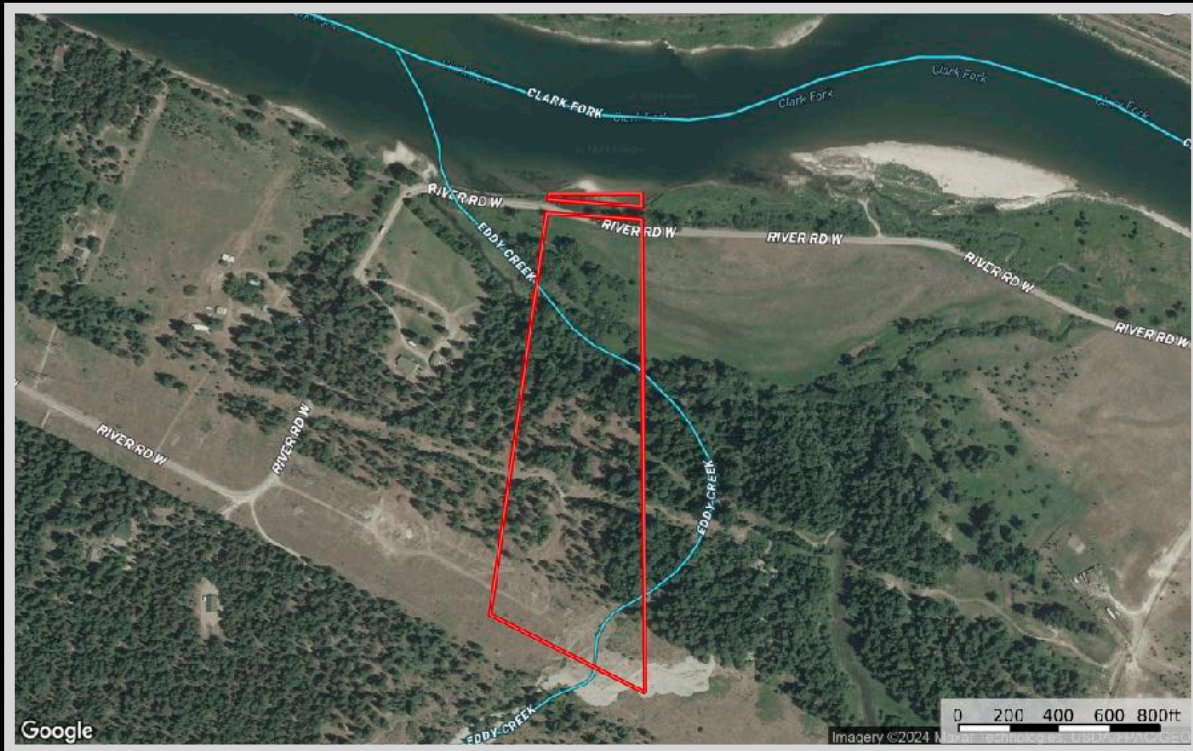
This serene reservoir is 7848 acres in size and is formed from the Clark Fork River. Anglers most often fish this body of water for its high bass content, but you can also find Black Bullhead, Lake Trout, Largemouth Bass, Northern Pike, Rainbow Trout, Smallmouth Bass, Walleye, Yellow Bullhead, Yellow Perch, and Pumpkinseed. Several accesses are placed around the reservoir and visitors can boat, swim, tube, or just enjoy the sunshine on the shore!

Hunting

Where the game is as big as the sky, Montana offers hunting as no other state can. This area has a spectacular bighorn sheep population. Whether it is a bow or rifle that you are aiming with, big game ranges from moose, mountain goats, and elk to white-tailed and mule deer. There are also wild turkeys, mountain lions, and bears.



Property Map



The information is provided by outside sources and deemed reliable but not guaranteed by the brokerage firm, its agents or representatives. Buyers and their agents are encouraged to conduct due diligence, and verify to their satisfaction, the information contained herein regarding property.