

CORDER

AND ASSOCIATES, LLC



Whitepine Creek Off-Grid Escape

402 Whitepine Creek Rd., Trout Creek, MT 59874

Offered at \$675,000



*Presented
Exclusively by*
**Lisa Hampton,
REALTOR®**



*Presented
Exclusively by*
**Ben Castle,
REALTOR®**



406-396-2527 cell
Lisa@Corderland.com

EXCLUSIVE PARTNER OF
LANDLEADER

406-242-0205 cell
Ben@Corderland.com

Property Information

Lot Size: 38.053 Deeded Acres

Taxes: \$967.86 (2022)

Legal: WHITEPINE CREEK RANCHETTES, S15,
T23 N, R31 W, Lot 21, 38.053 AC

Year Built: 1997

Square Footage: 320

Bed/Bath: 1 bed/1 bath

HVAC: Woodstove

Water/Sewer: Well @ 35 GPM; Septic

Water: Stock water rights on creek

Covenants: Yes

Garage: 30' x 40' detached garage/shop with loft

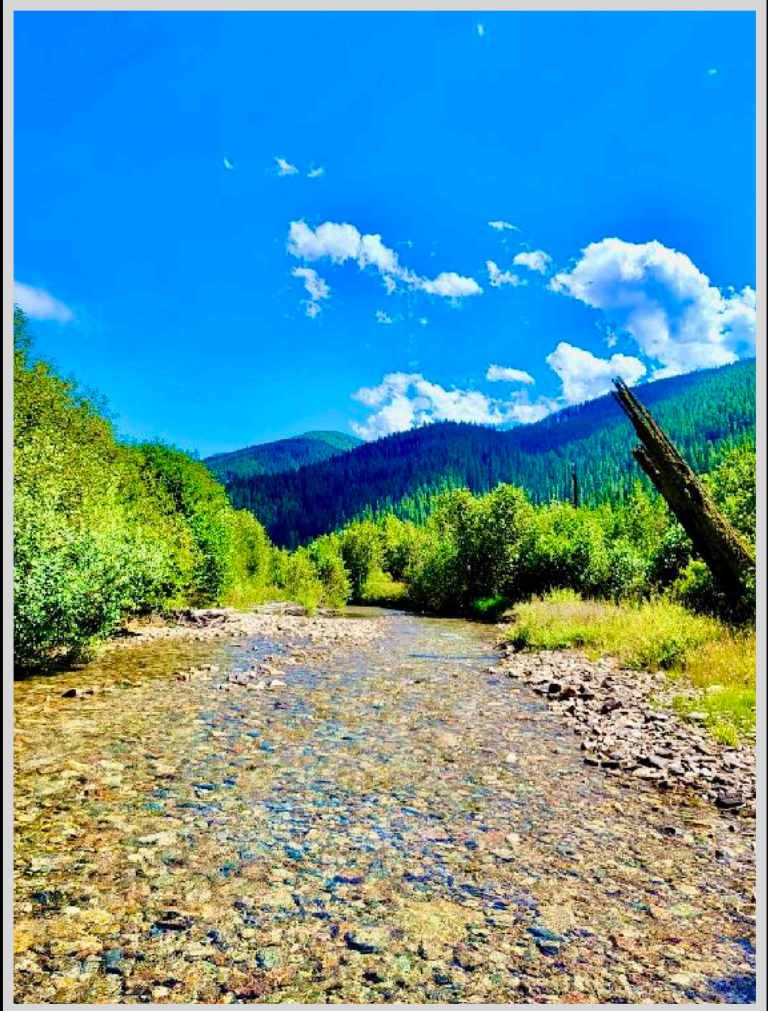
Outbuildings: Storage shed

Appliances/Personal Property: Stove, refrigerator,
and water heater all propane; Inverter generator

HOAs: None

Elevation: 2,500 ft.

Hunting District: 121



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.



Check out this property video

Executive Summary

Like a canopied paradise, this off-grid cabin can rejuvenate any weary soul looking for an escape! Whitepine Creek flows the entire length of the property of approximately 2,191 feet of crystal clear, sparkling alpine water. A pond exists year-round that offers excellent fishing in addition to the creek. Tons of wildlife wander through for a refreshing drink. Off-grid allows ultimate tranquility and seclusion, but this cabin still provides the comforts of home with a hot water heater and propane-powered appliances along with power from an inverter generator. Let life slow down but still have access to the internet and phone on these 38 acres. There is a detached garage/shop with extra storage space and a loft that has the capability to be a small apartment or guest suite! This unique property borders Forest Service land on two sides and connects you to 197,000 acres of public lands to hike and explore. Experience the fresh mountain air and the gorgeous green and blue hues from Montana's spanning big sky and the forests that blanket the mountainsides. Don't wait to grab this captivating cabin near Trout Creek, Montana!



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.

Local Area

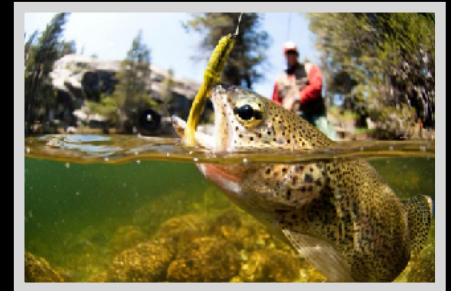
Trout Creek, Montana generally brings one thing to mind when mentioned to locals: huckleberries! Officially the Huckleberry Capital of Montana, Trout Creek hosts an annual festival to honor these tasty delights. This picturesque town has much to offer with friendly people ready to host people that travel from all over to take advantage of camping, hiking, fishing, hunting, horseback riding, or wildlife viewing in the Cabinet Mountains Wilderness. This protected area is untamed and wolverine, deer, elk, moose, grizzly and black bear, mountain goats, and big horn sheep can all be seen in their natural and stunning habitats. Anglers and fisherman travel here to fish the waters of the Cabinet Gorge and Noxon reservoirs that contain Northern Pike, Smallmouth and Largemouth Bass, and perch. Whatever you crave as an exciting outing, Trout Creek is sure to provide the very best!



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 small mouth bass.



Hunting

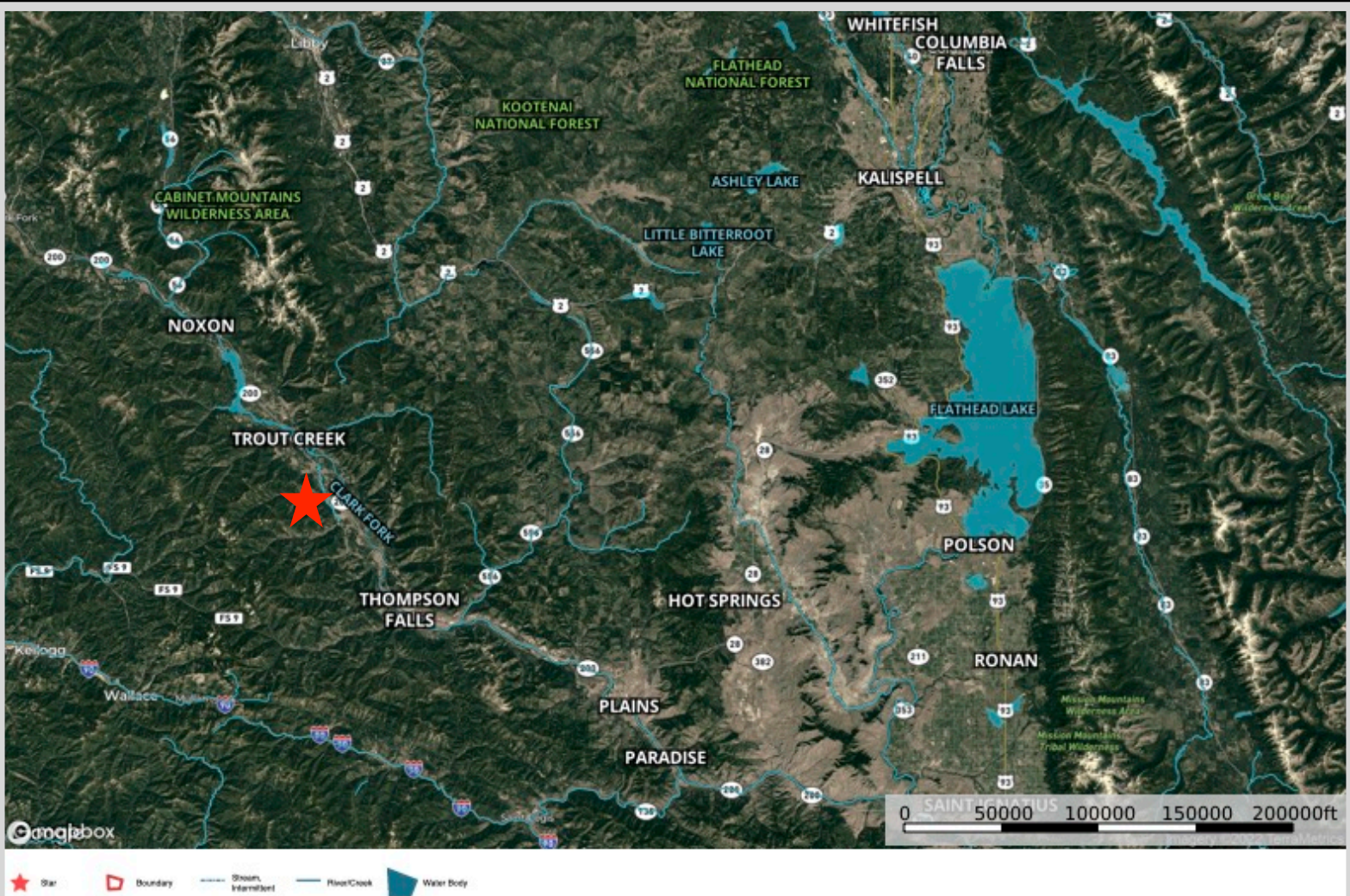
Where the game is as big as the sky, Montana offers hunting like no other state can. This area has a spectacular bighorn sheep population. Whether it is bow or rifle that you are aiming with, big game ranges from moose, mountain goats, and elk to white-tailed and mule deer. There are also wild turkeys,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



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 place around the reservoir and visitors can boat, swim, tube, or just enjoy the sunshine on the shore!

Property Maps



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.

EXCLUSIVE PARTNER OF

