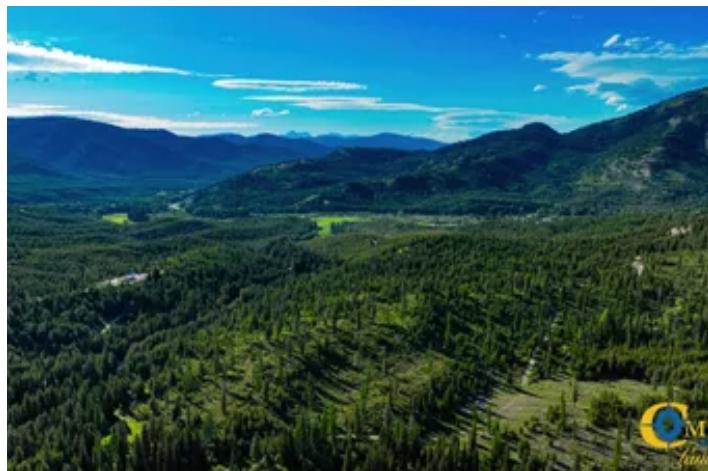


HOUGHTON CREEK ROAD TRACT
Houghton Creek Rd
Libby, MT 59923

\$895,000
165± Acres
Sanders County



COMPASS
Land Partners



HOUGHTON CREEK ROAD TRACT Libby, MT / Sanders County

SUMMARY

Address

Houghton Creek Rd

City, State Zip

Libby, MT 59923

County

Sanders County

Type

Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

48.01788 / -115.32161

Acreage

165

Price

\$895,000

Property Website

<https://compasslandpartners.com/property/houghton-creek-road-tract-sanders-montana/91198/>



HOUGHTON CREEK ROAD TRACT
Libby, MT / Sanders County

PROPERTY DESCRIPTION

The Houghton Creek Tract offers +/-165 acres in the forested foothills of northwest Montana, located about 30 miles southeast of Libby. Accessed by Houghton Creek Road, a Forest Service road, the property provides privacy with practical utility. Power is available along the road and the current owner has made modest improvements to help move through the land. Historically used as timberland, the property features a blend of timbered areas and open ground across gently rolling terrain.

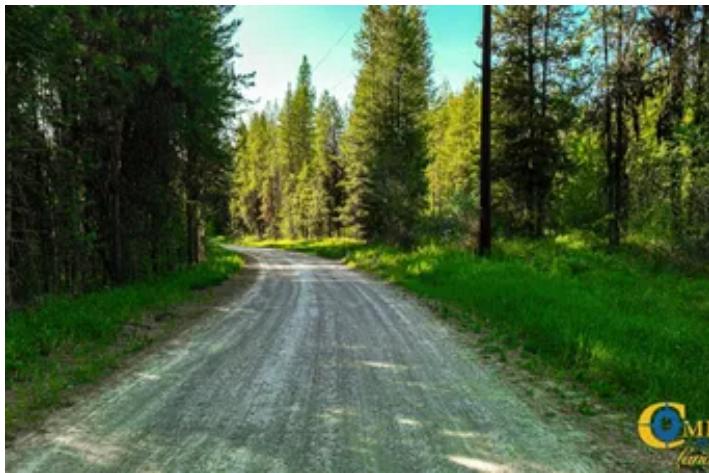
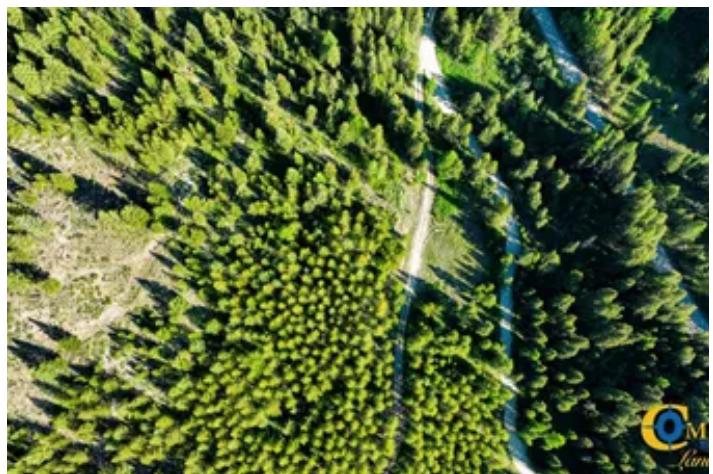
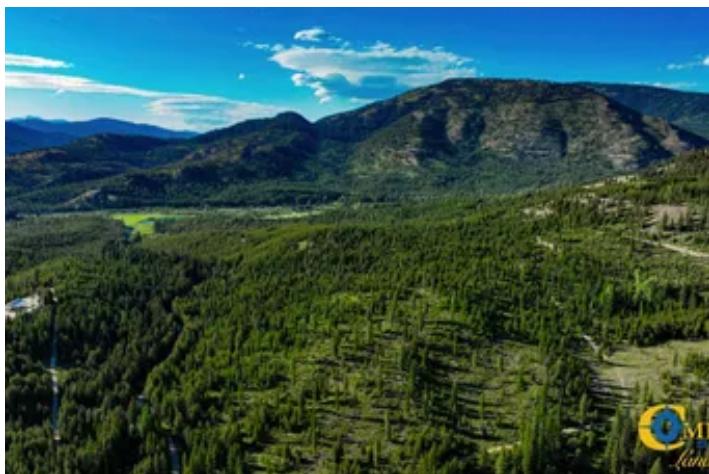
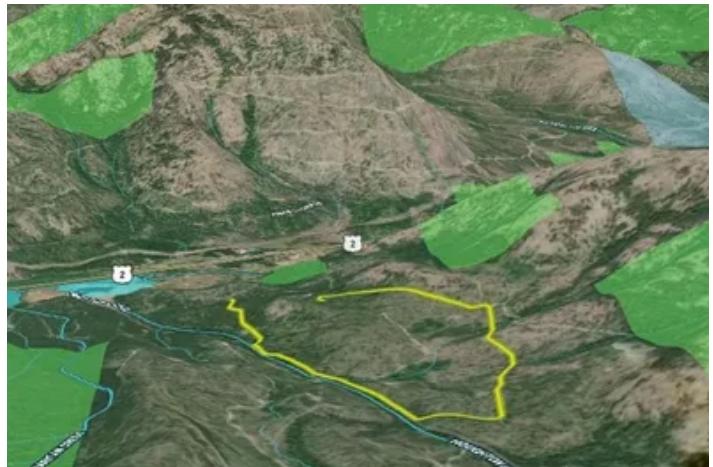
The setting is well-suited for recreation, wildlife, and long-term ownership. Surrounded by large private landowners and positioned near the Kootenai National Forest, the land offers a quiet, low-traffic location with convenient access to thousands of acres of public ground.

The property is located in Montana FWP Region 1, Hunting District 100—an area known to support elk, whitetail deer, black bear, and mountain lion. There are no structures in place, offering a blank canvas for a hunting basecamp, seasonal getaway, or land investment.

While private and tucked away, the Houghton Creek Tract remains connected. It lies just one hour from Kalispell and Glacier Park International Airport, three hours from Missoula, and about three and a half hours from Spokane. This is a rare opportunity to own usable, accessible land in one of Montana's most scenic and quiet regions. Contact us today to schedule a showing with one of our agents. Contact Us More MT Land New Search MAPS Download Maps



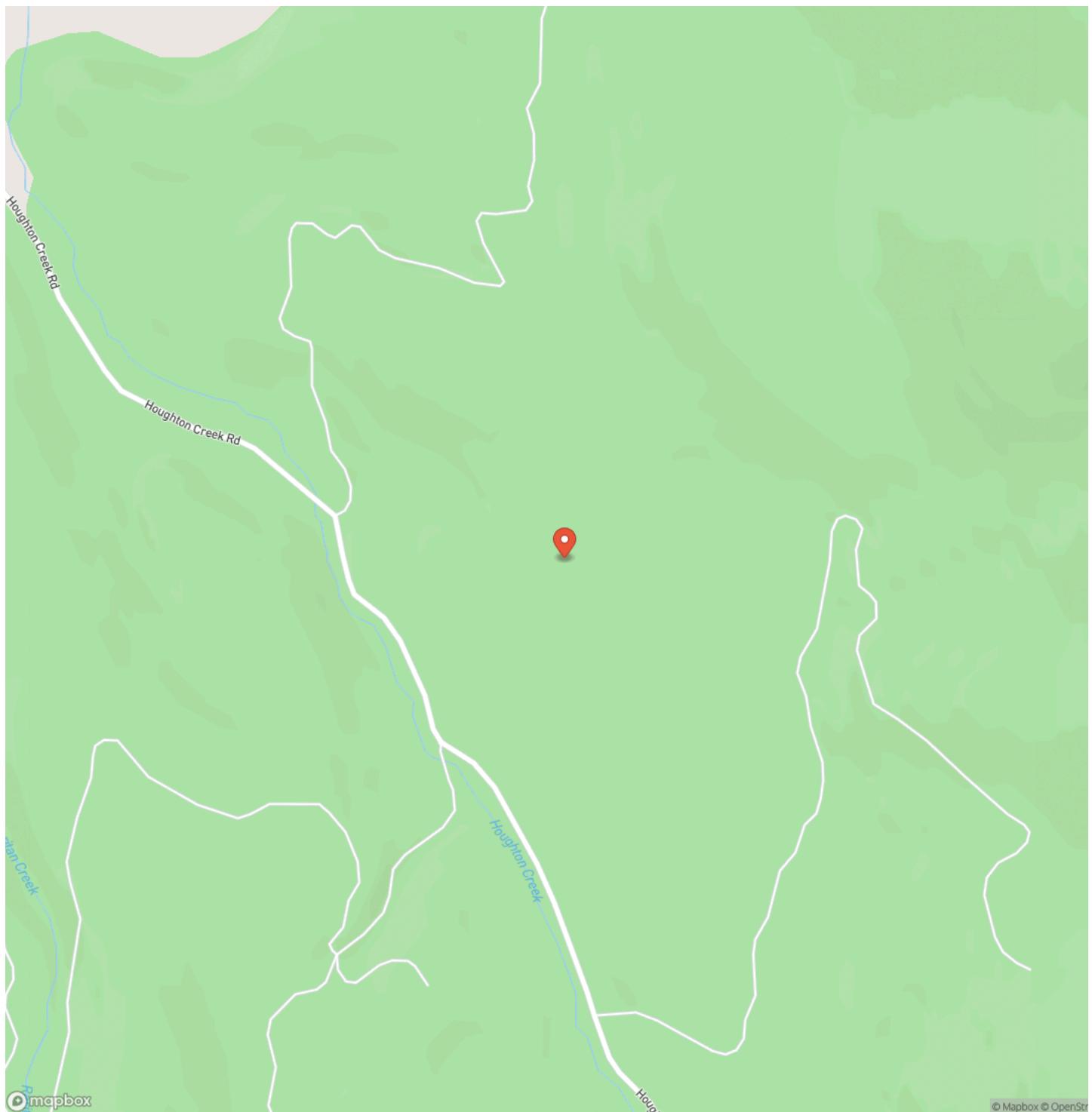
HOUGHTON CREEK ROAD TRACT
Libby, MT / Sanders County



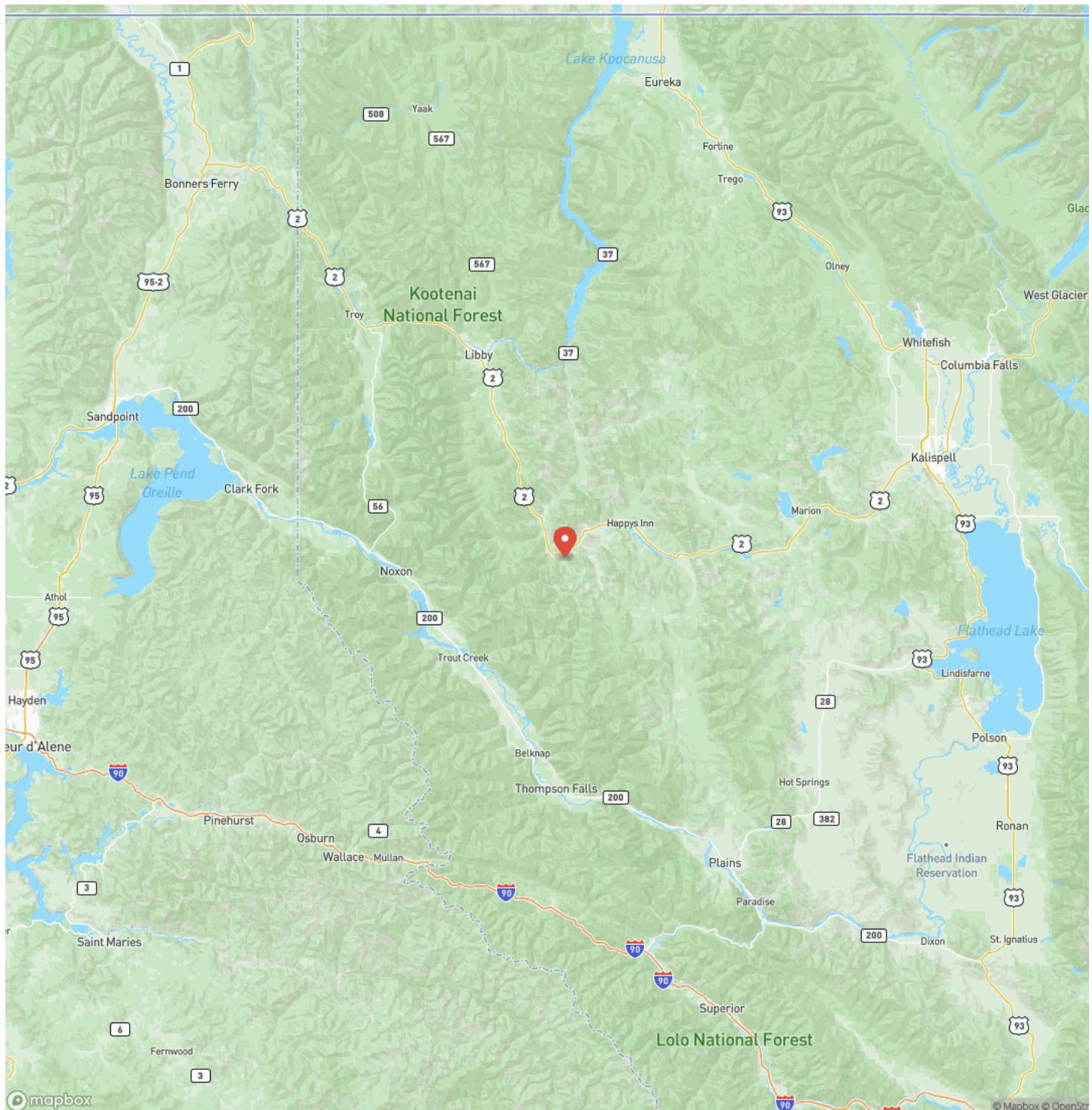
MORE INFO ONLINE:

<https://compasslandpartners.com/>

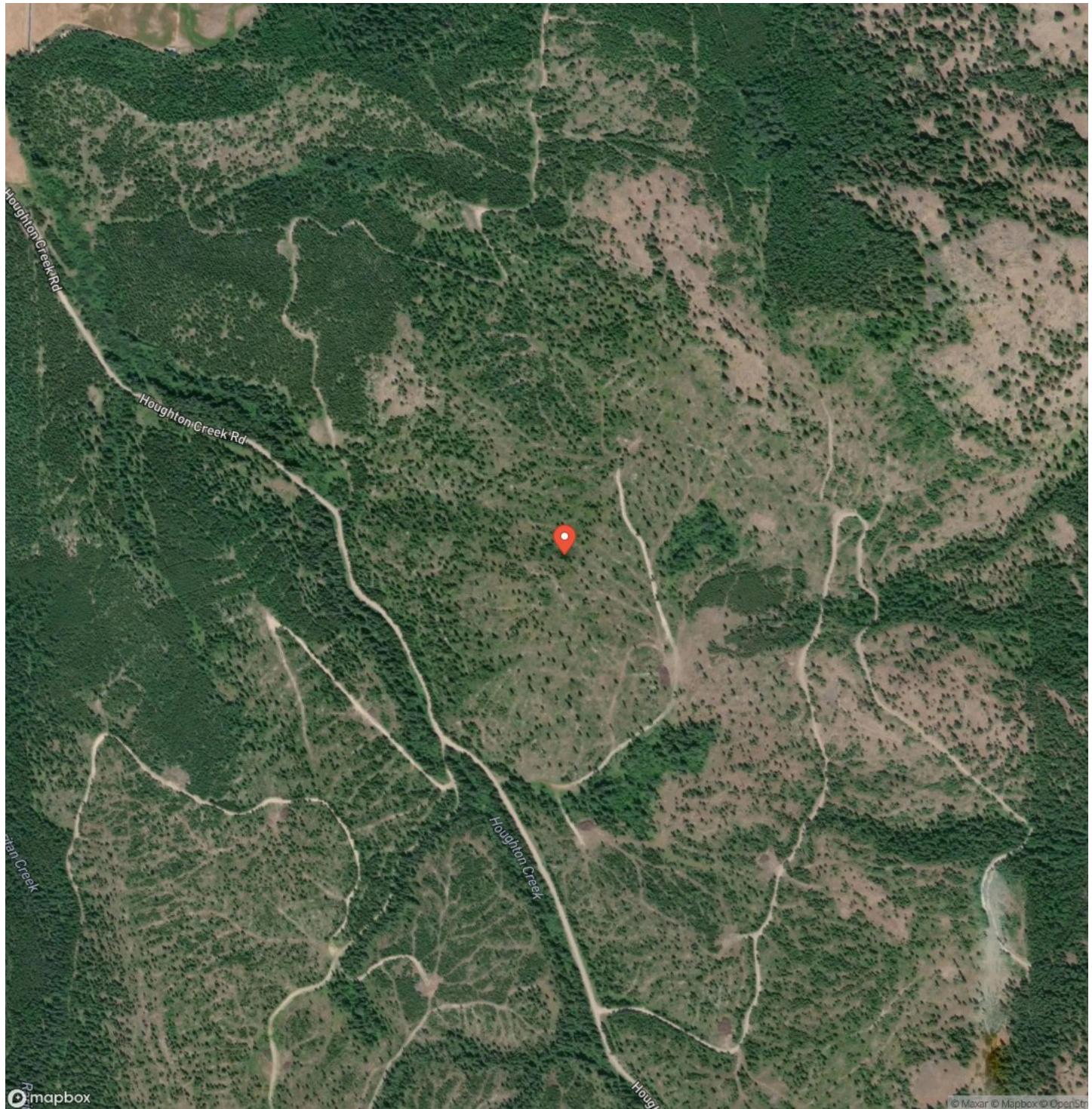
Locator Map



Locator Map

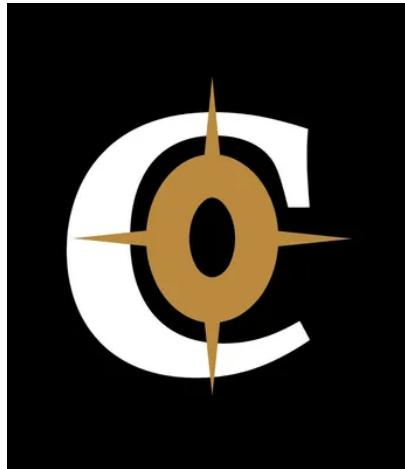


Satellite Map



HOUGHTON CREEK ROAD TRACT
Libby, MT / Sanders County

LISTING REPRESENTATIVE
For more information contact:



Representative
Compass West Land Sales

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(406) 616-1452

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(800) 731-2278

Email
compasswestleads@gmail.com

Address

City / State / Zip

NOTES



NOTES



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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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