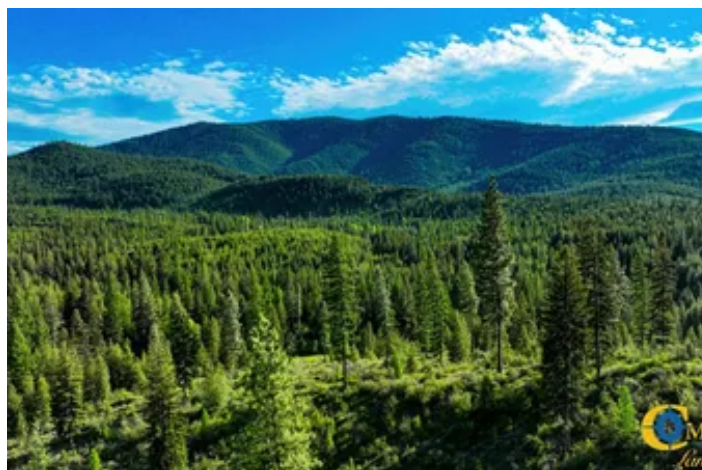
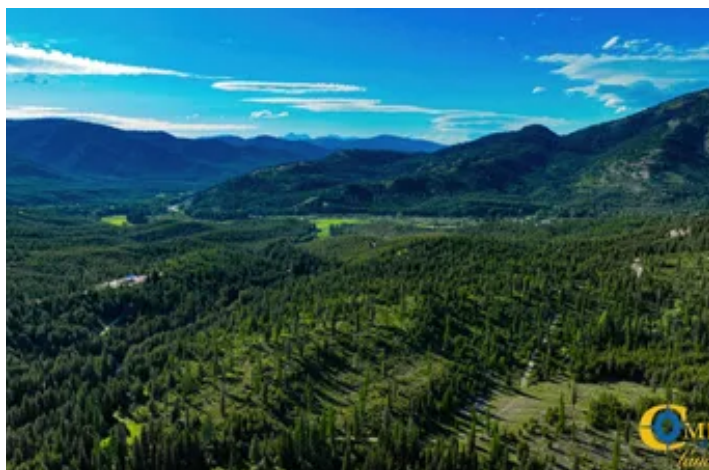


HOUGHTON CREEK ROAD TRACT
Libby, MT 59923

\$895,000
165± Acres
Sanders County



HOUGHTON CREEK ROAD TRACT

Libby, MT / Sanders County

SUMMARY

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

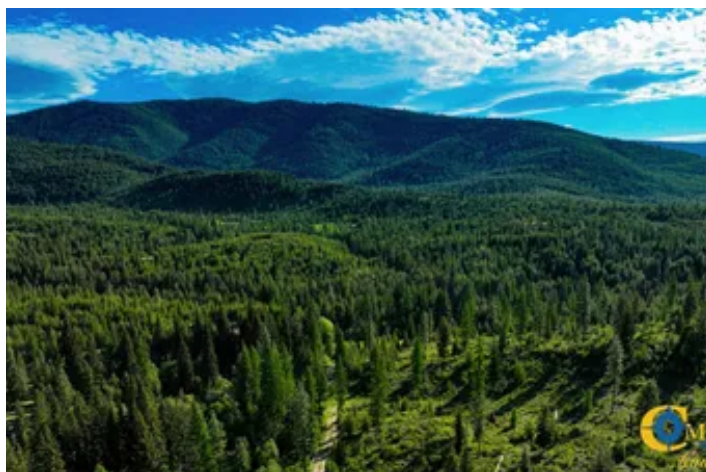
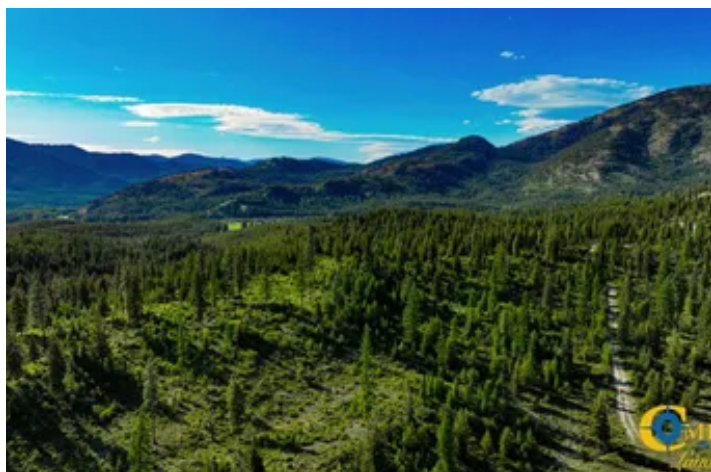
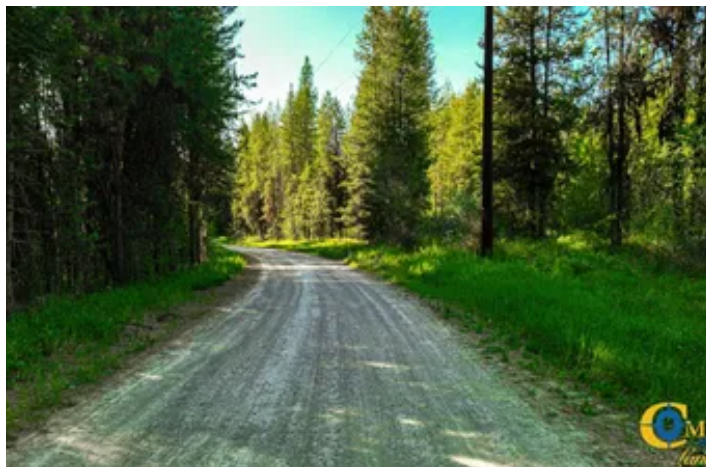
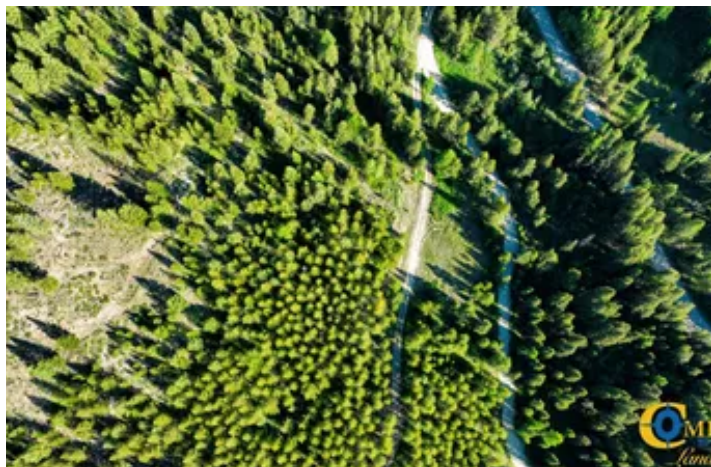
Libby, MT / Sanders County

PROPERTY DESCRIPTION

Houghton Creek Road Tract Lincoln County, MT +/- 165 Acres \$895,000 or \$5,425 per Acre BIG LAND, QUIET LIFE: +/- 165 ACRES OF OPPORTUNITY 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



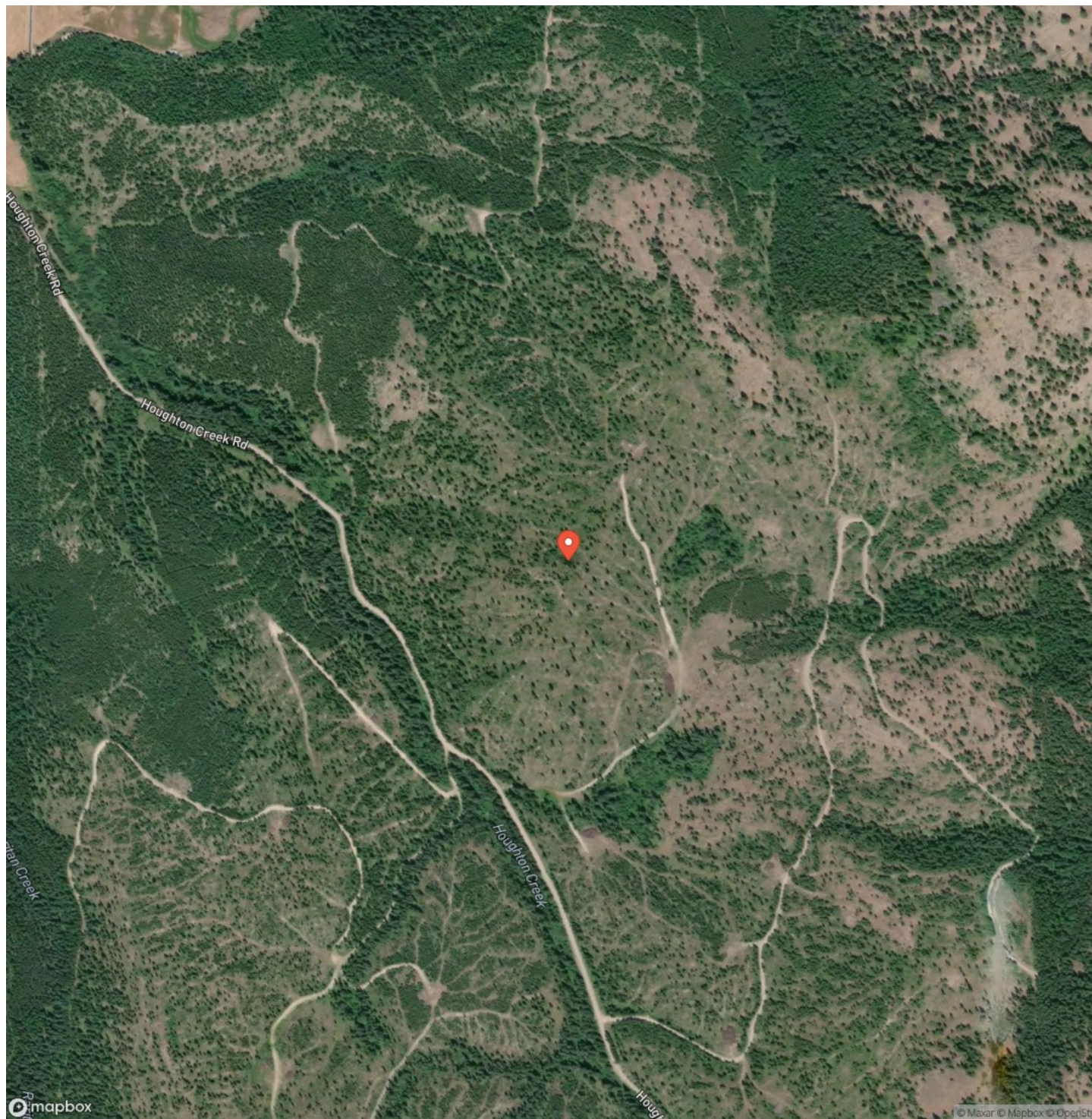
Locator Map



Locator Map



Satellite Map



HOUGHTON CREEK ROAD TRACT

Libby, MT / Sanders County

LISTING REPRESENTATIVE

For more information contact:



Representative

John Hickman

Mobile

(843) 538-6814

Email

john@compasssouth.com

Address

City / State / Zip

NOTES



This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://compasslandpartners.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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