

THOMPSON RIVER TRACT
Maintained Roads
Thompson Falls, MT 59873

\$750,000
40± Acres
Sanders County



THOMPSON RIVER TRACT

Thompson Falls, MT / Sanders County

SUMMARY

Address

Maintained Roads

City, State Zip

Thompson Falls, MT 59873

County

Sanders County

Type

Recreational Land, Timberland, Undeveloped Land, Hunting Land

Latitude / Longitude

48.00839 / -115.0186

Acreage

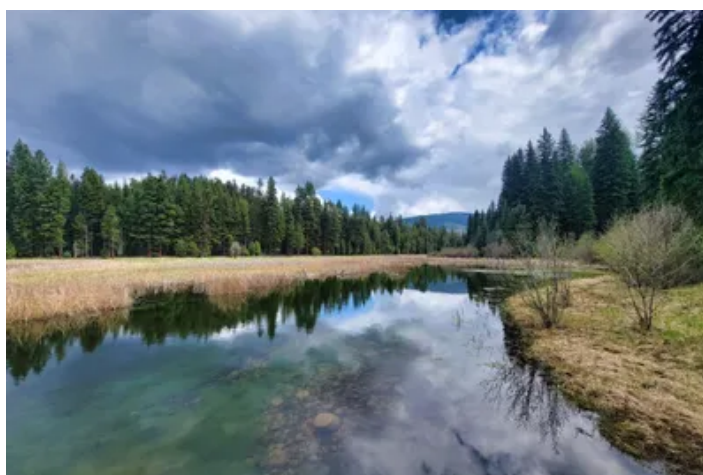
40

Price

\$750,000

Property Website

<https://compasslandpartners.com/property/thompson-river-tract-sanders-montana/91047/>



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Thompson Falls, MT / Sanders County

PROPERTY DESCRIPTION

The Thompson River Tract is your chance to own +/- 40 acres of beautiful land in Sanders County, Montana, just north of Thompson Falls. With easy access via well-maintained roads, the property boasts Thompson River frontage and abundant buildable acreage, some of it situated right alongside the river.

Power is about 0.5-1 mile from the tract, creating the opportunity for on or off the grid living. Adjacent to Thompson Chain of Lakes State Park and alongside expansive public lands, the property is located in FWP Region 1, Hunting District 122, a region known for its thriving wildlife, including grizzly and black bears, mountain lions, wolves, lynx, deer, elk, moose, bighorn sheep, and mountain goats.

Just a short 45-minute drive away lie both Kalispell and Libby, while Glacier International Airport is a mere hour's journey. This property truly combines accessibility with nature's magnificence.

Contact us today to schedule your visit to the Thompson River Tract!



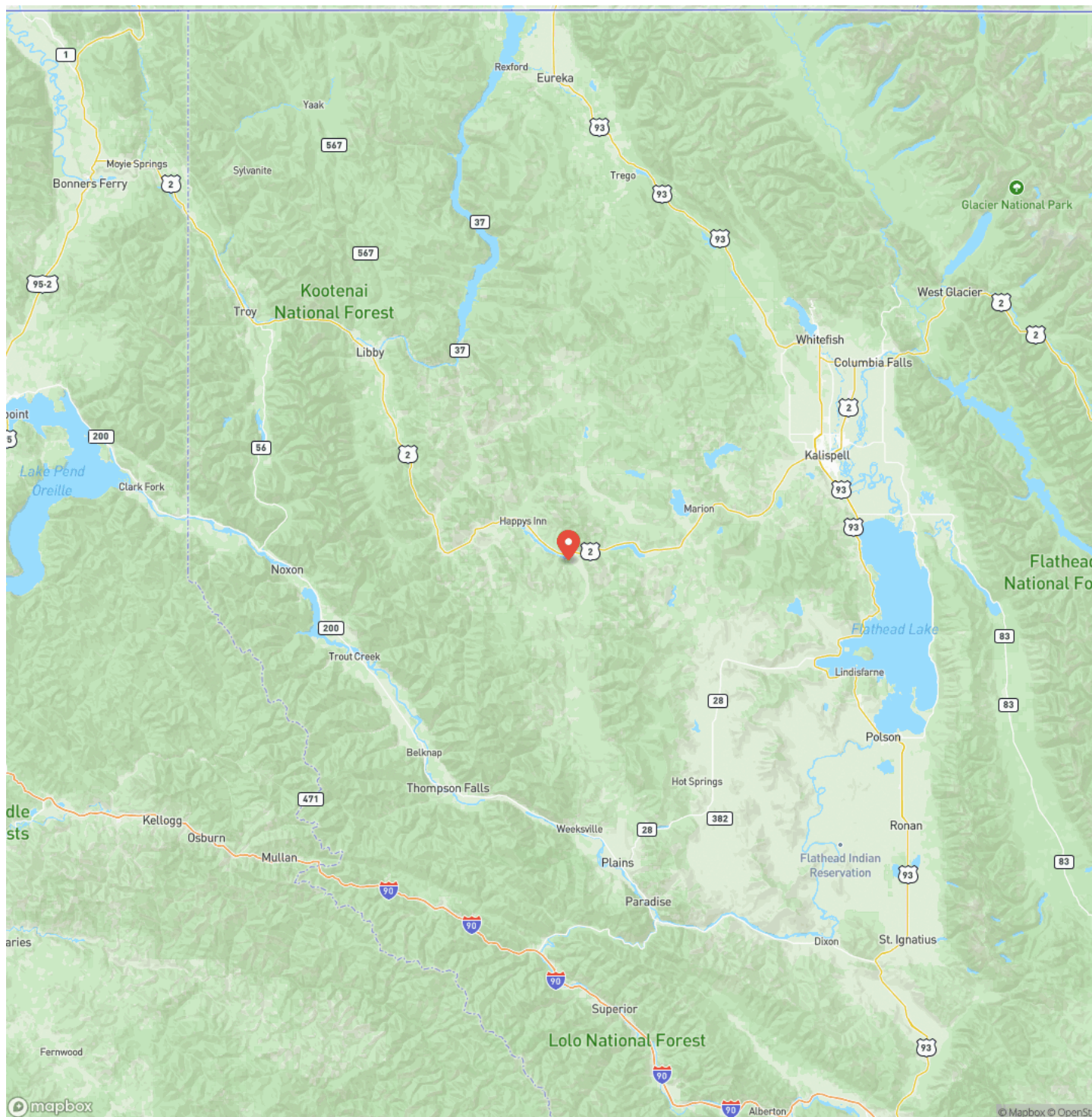
THOMPSON RIVER TRACT
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Locator Map



Locator Map



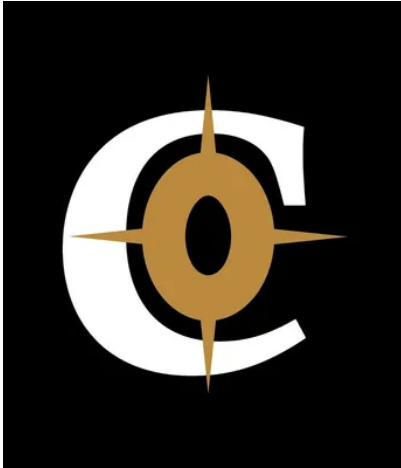
Satellite Map



THOMPSON RIVER TRACT

Thompson Falls, MT / Sanders County

LISTING REPRESENTATIVE
For more information contact:



Representative

Compass West Land Sales

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Address

City / State / Zip

NOTES



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DISCLAIMERS

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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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