

**LYNCH CREEK TRACT**  
County Road  
Plains, MT 59859

**\$420,000**  
120± Acres  
Sanders County





**LYNCH CREEK TRACT**  
**Plains, MT / Sanders County**

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**SUMMARY**

**Address**

County Road

**City, State Zip**

Plains, MT 59859

**County**

Sanders County

**Type**

Recreational Land, Timberland, Undeveloped Land, Hunting Land

**Latitude / Longitude**

47.53645 / -114.90096

**Acreage**

120

**Price**

\$420,000

**Property Website**

<https://compasslandpartners.com/property/lynch-creek-tract-sanders-montana/91046/>



## **LYNCH CREEK TRACT**

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#### **PROPERTY DESCRIPTION**

The Lynch Creek Tract spans approximately 120 acres, offering a blend of seclusion and convenience. Its diverse topography includes multiple shelves - some with breathtaking views of Baldy Mountain - that present excellent options for building a cabin or home. The property benefits from well-maintained roads that wind through and to it, creating the opportunity for potential year-round living.

Power accessibility is also a non-issue, given its proximity. One of the standout features is the property's direct adjacency to the expansive Thompson River State Forest and Block Management land, unlocking a world of outdoor possibilities.

This tract 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. The property is located just a 15-minute drive from Plains, roughly an hour and a half from Kalispell and Missoula, and about two hours from Coeur d'Alene.

Contact us today to schedule your visit to the Lynch Creek!



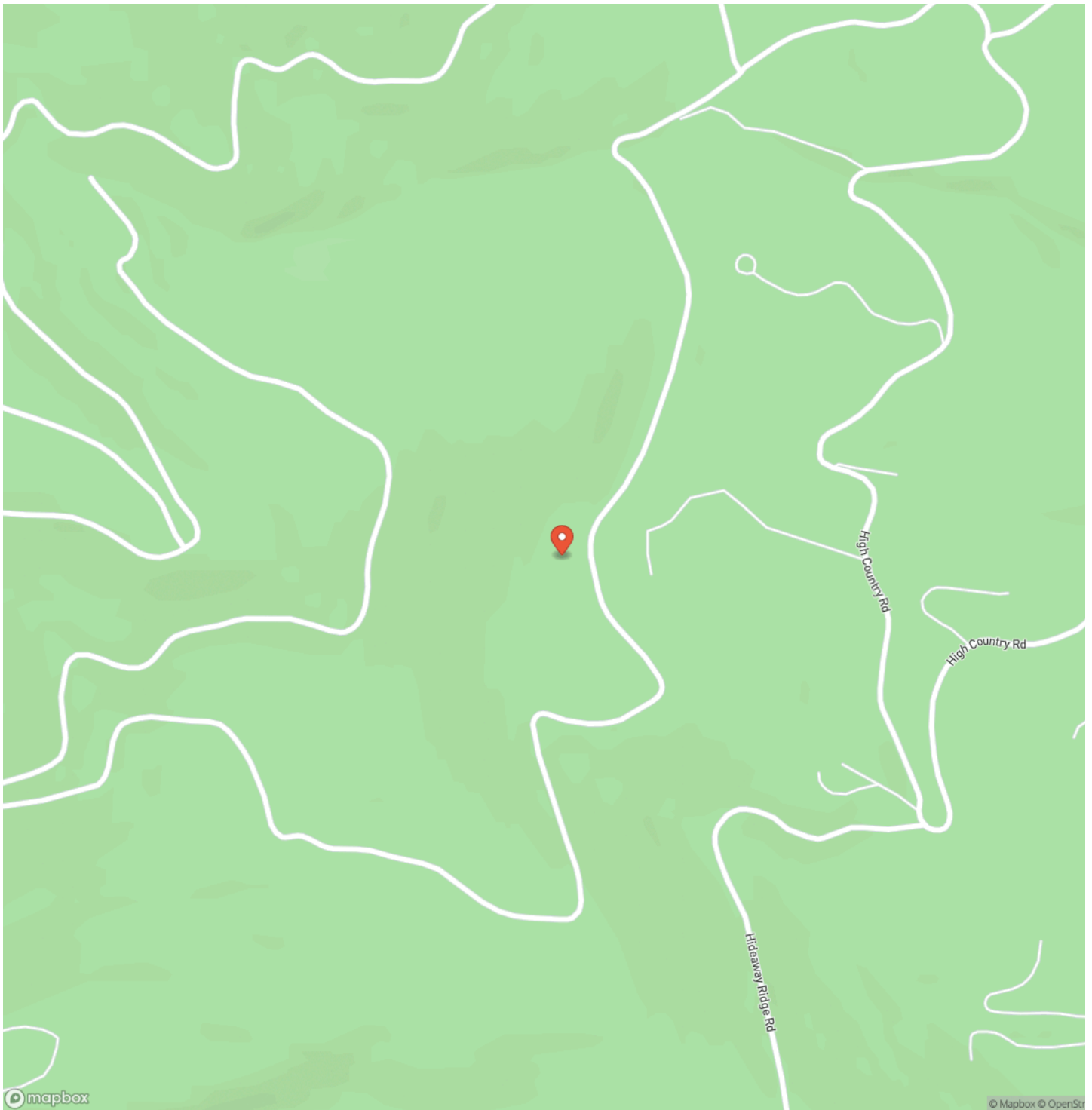


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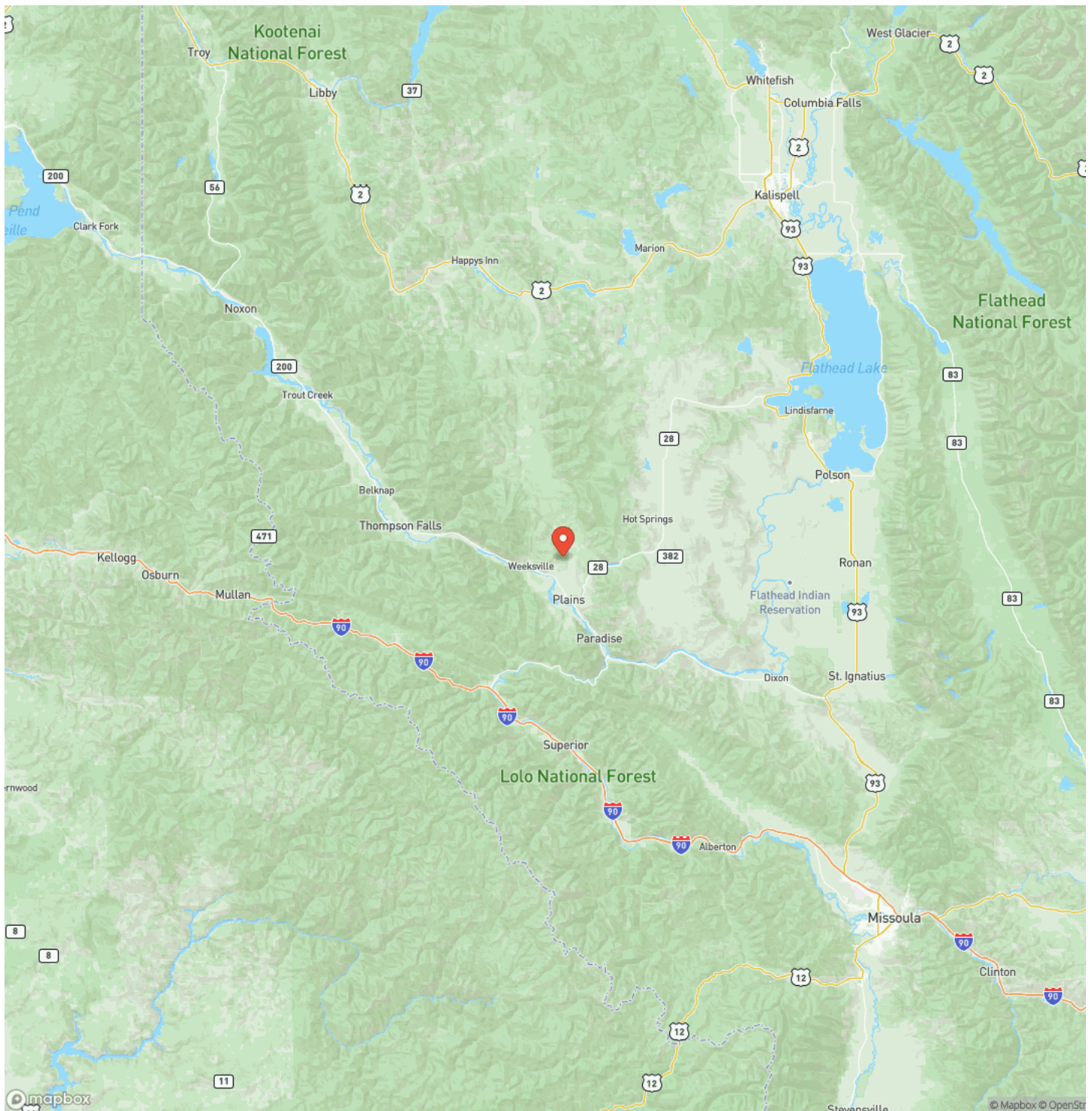


## Locator Map



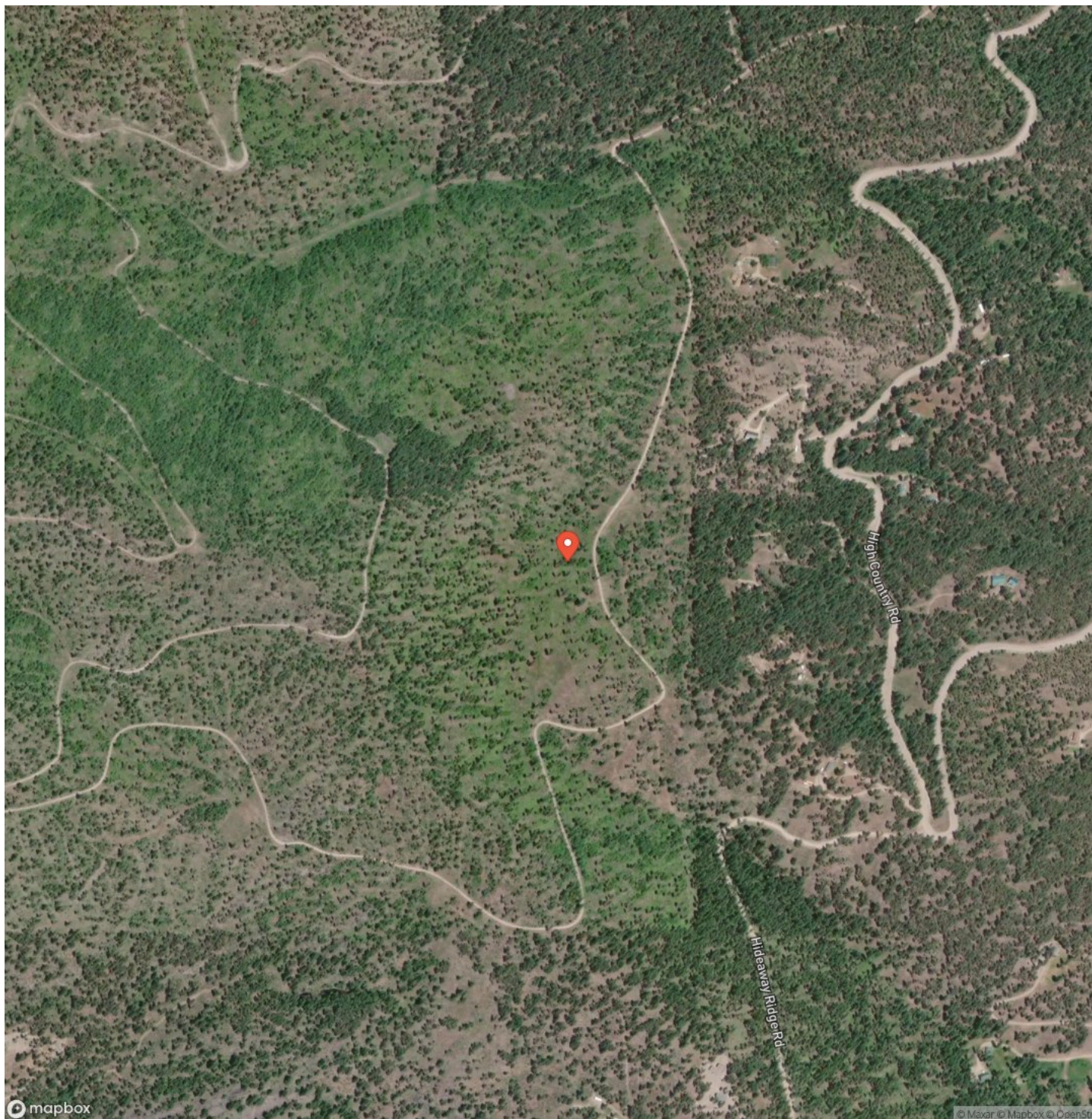


## Locator Map





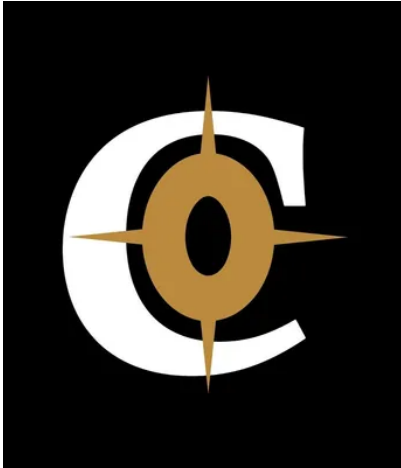
## Satellite Map



**LYNCH CREEK TRACT**  
**Plains, MT / Sanders County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

## Compass West Land Sales

## Mobile

(800) 731-2278

## Office

(800) 731-2278

## Email

landsales@compasswestland.com

**Address**

## City / State / Zip

## NOTES

[illegible]



## This image shows a single 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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**Compass Land Partners**  
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