

Perspective On Prospect Creek

Nhn Prospect Creek Rd., Thompson Falls, MT

\$240,000



Presented Exclusively by
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AND ASSOCIATES, LLC



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Property Information

Acres: 13.32

Taxes: \$763.72 (2020)

Legal: Tract 1 & 2 of COS 383, 13.32 acres located in S21, T21N, R30W. According to Sanders County Records

HOA: No **Covenants:** Unknown

Elevation: 2,500'

Water: 4,400 ft. of Prospect Creek frontage

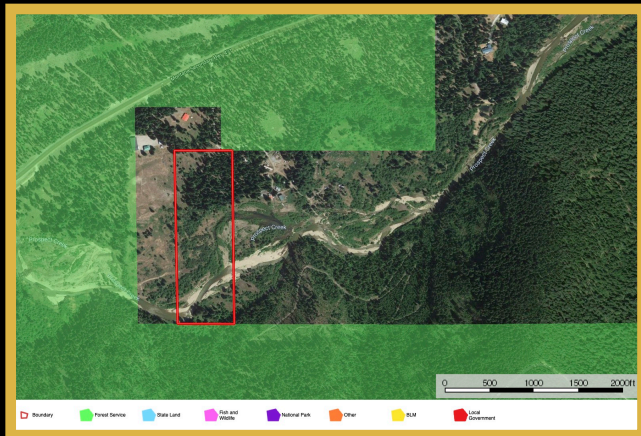
Executive Summary

Looking for your own private fishing spot? This 13.32 acres is situated west of Thompson Falls, Montana with 440 feet of Prospect Creek frontage. As if that isn't treasure enough, the property backs up to Forest Service land! Enjoy all the wild things Montana has to offer right from this beautiful and tranquil property. Fish, hike and hunt with Montana's picturesque scenery providing the backdrop. Pack a picnic and fish the afternoon away while the sunshine sparkles off the crystal clear waters of Prospect Creek. Let the fresh smell of nature and pine whisk you away and leave the noise of life behind while you're out adventuring on your own piece of western Montana!

Local Area

Thompson Falls, Montana is an unspoiled paradise hidden away in the northwestern part of the state. With friendly and welcoming locals, you'll

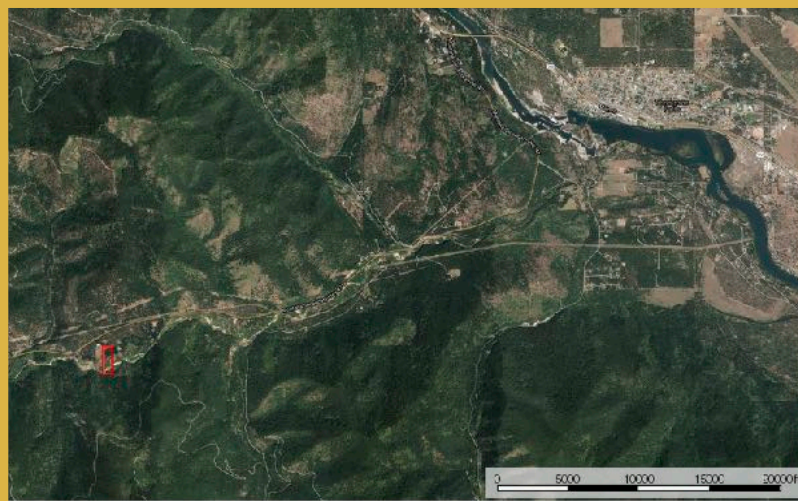
never be bored with the recreational opportunities flowing abundantly like the waters of the Clark Fork River. Thompson Falls was named after a fur trader and is surrounded by pristine wilderness of the Lolo and Kootenai National Forests. The vibrant area offers golf, fishing, boating, swimming, hiking, and much more!



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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.



Things to Do

Thompson Falls State Park

Enjoy the falls while fishing the youth fishing pond. Campsites are available as well as boat ramps and several trails for a nice family hike!



Non-motorized Trail Systems

Several trails are available around the town of Thompson Falls for exploring and hiking such as: Powerhouse Loop Trail, Mule Pasture Trail and the State Park Trail.

Hiking/Snowshoeing/Cross-Country Skiing

Travel towards Thompson Pass for trails that lead to Blossom and Pear Lakes. There are several gulches and logging roads that make perfect paths for cross-country skiers and snowshoers.

Wildlife Management Area

The wildlife management area is an area with hiking and overlooks of the Clark Fork Valley. The wintering elk are protected from December 1 through May 15 when the area is closed.



Thompson Reservoir

Boat, fish, swim, and play! Try your hand at catching Northern Pike, Smallmouth Bass, and Brown and Rainbow Trout while enjoying the sunshine and the beautiful scenery.



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