

\$399,000 - 11687 Pinkham Creek Road, Rexford

MLS® #30026900

\$399,000

2 Bedroom, 1.00 Bathroom, 1,604 sqft

Residential on 10.00 Acres

N/A, Rexford, MT

If you dream of homesteading in the mountains, having privacy, & tending to your garden while watching over your animals, then this 10-acres is for you. If you enjoy hunting, fishing, or hiking, this property is ideal as it provides direct access to Kootenai National Forest (450,000+/- acres of the available 2.2 million). It's conveniently located ~12 miles from Eureka, ~15 miles from Rexford Boat Launch at Lake Koocanusa, & both accessible via paved roads, eliminating traversing dirt roads.

Front porch is covered & wraps around. House has 3 levels. Unfinished basement contains water heater, wood stove, furnace, & small shop for year-round tinkering. Daikin mini-split for A/C & heat was added in 2017. Main living area is ~1,600 sq ft & includes wood stove. Attached 2-car carport. His & her closets in main-level bedroom. 2 large pantries store food you grow & can. Upstairs loft area offers a common space & a bedroom. Oversized laundry room w/ additional cold storage. (MORE BELOW) Large bathroom w/ closet space. Both upstairs & downstairs have a wood stove.

New septic system was installed in 2023. Detached 24x24 garage/shop w/ one side for parking & the other serves as valuable workshop. Several exterior buildings include a greenhouse, garden shed, storage shed, shed shell, outhouse, chicken coop, & carport in



front of detached garage. Hay barn/horse shelter & a trailer/tractor/RV/camper pole barn, which is approximately 12 feet tall. Unfortunately, an open-sided pole barn collapsed this winter - possibility to be salvaged.

Picturesque pasture can accommodate horses, fencing would benefit from some maintenance. Should you choose to utilize this property as a hunting base camp, your horses/mules have access to lush green pastures & fresh water, providing much-needed rest. Scratching brush is thoughtfully provided for animals' comfort. Take pleasure in crossing the charming small bridge that spans the seasonal spring. You will find the entrance fitted w/ cattle guard & small gate, ensuring a secure & welcoming entry for you & your animals.

There is no cell service w/ ATT or Spectrum at the house but works down the road. Home phone/Internet services hooked up & service provider can reconnect.

The seller has never lived on the property & has minimal knowledge of it. The home is being sold as-is. Some personal items from the previous owner are still on the property. The previous owner lived there for 30+ yrs & as of Winter 2023, everything was in working order. Covenants, but they are 1 page and extremely light!

Built in 1954

Essential Information

MLS® #	30026900
Price	\$399,000
Bedrooms	2
Bathrooms	1.00

Full Baths	1
Square Footage	1,604
Acres	10.00
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Style	Multi-Level, Ranch, Tri-Level
Status	Active

Community Information

Address	11687 Pinkham Creek Road
Subdivision	N/A
City	Rexford
County	Lincoln
State	MT
Zip Code	59930

Amenities

Utilities	Electricity Connected, High Speed Internet Available, Propane, Phone Available
Parking Spaces	3
# of Garages	1
Garages	Detached
View	Meadow, Mountain(s), Trees/Woods

Interior

Interior Features	Main Level Primary
Appliances	Dryer, Dishwasher, Microwave, Range, Refrigerator, Washer
Heating	Baseboard, Ductless, Electric, Propane, Wood Stove
Cooling	Ductless, Other
# of Stories	1
Stories	Three Or More, One
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Exterior Features	Garden, Storage, Propane Tank - Owned
Roof	Metal
Foundation	Block, Pillar/Post/Pier

Additional Information

Date Listed	May 24th, 2024
Days on Market	506
Zoning	None