

\$435,000 - 788 Blue Slide Road, Thompson Falls

MLS® #30041167

\$435,000

3 Bedroom, 1.00 Bathroom, 1,552 sqft

Residential on 6.13 Acres

N/A, Thompson Falls, MT

One of a kind homestead/hobby farm with a 3 bedroom, 1 bath farmhouse on 6+ acres with numerous outbuildings. Fiber optic internet makes working from home a breeze. Home has attractive wood and tile floors, updated kitchen cabinets and a fenced yard. Property includes extensive fencing and cross-fencing for livestock, including separate 250' by 50' area with tall orchard fencing. Enjoy gravity fed water for irrigation and stock, with 8 frost-free hydrants. 3 water rights convey with property! Barn has water and power, with additional outbuildings for hay storage and a milking parlor previously used for goats. Also has a large, fenced garden area, with four 20' raised beds and garden shed/cold storage. There are 2 mature apple trees, 2 cherry trees, with 8 additional fruit trees waiting to be moved to the orchard area (including apple, cherry, plum, apricot, and pear). Plenty of room for storage and projects with a large 36' x 44' shop with concrete floor and adjacent lean-to. Updated with a new septic in 2021 and water is from a tested well. Electric is connected to public utilities, but a generator is available as a back-up. RV pad accommodates RVs over 46' with septic hookup and 50 amp plug. Property has 2 fire pits and is 3.5 miles from a boat launch, perfect for the outdoor enthusiast. This is a lovely location, between Thompson Falls and Trout Creek, with spectacular views in all directions. Close to Vermillion Point, with forest service access roads to explore thousands of acres of public land. Owner may



be willing to leave riding lawn mower for yard maintenance and ATV with plow for snow removal for the right price. Don't delay, schedule your showing today!

Built in 1940

Essential Information

MLS® #	30041167
Price	\$435,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,552
Acres	6.13
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Style	Other
Status	Active Under Contract

Community Information

Address	788 Blue Slide Road
Subdivision	N/A
City	Thompson Falls
County	Sanders
State	MT
Zip Code	59873

Amenities

# of Garages	2
Garages	Detached
View	Meadow, Mountain(s), Trees/Woods

Interior

Appliances	Dryer, Dishwasher, Range, Refrigerator, Washer
Heating	Propane, Radiant
Basement	Crawl Space

Exterior

Lot Description	6.13
Construction	Wood Siding, Wood Frame
Foundation	Poured

School Information

District	District No. 2
----------	----------------

Additional Information

Date Listed	February 17th, 2025
Days on Market	242