

\$95,900 - Nhn Picea Place Lot 13, Plains

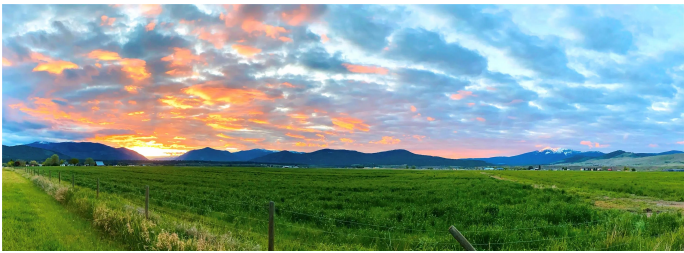
MLS® #30057630

\$95,900

Bedroom, Bathroom,
Land on 1.38 Acres

Clark Fork Meadows II, Plains, MT

Minutes from the quaint town of Plains, this 1.38+- acres of alfalfa field awaits your floor plan and is ready to be landscaped lushly with incredibly fertile soil. Let that green thumb create a masterpiece on this blank canvas of a parcel. Panoramic Mountain views change colors and textures and reliefs with the morning sunrise or evening sunset seemingly painting a new moving, scenic portrait which changes by the second and the season. Enjoy Penrose views and the majestic, ever-northern compass-bearing Baldy. Once dry land farmed, the land would bear 110 bushels of winter wheat per acre, which is nearly irrigated farmland productivity. The last 5+ years in alfalfa have added nitrogen to the soil, boosting nutrient load for your lawn, landscaping, gardening and floral artwork. There is buried power and fiber optic internet. Enjoy the Clark Fork River for recreation, the Sanders County Fair including the ever popular rodeo and Quinn's Hot Spring for an incredible meal and soak!



Essential Information

MLS® #	30057630
Price	\$95,900
Acres	1.38
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	Nhn Picea Place Lot 13
Subdivision	Clark Fork Meadows II
City	Plains
County	Sanders
State	MT
Zip Code	59859

Amenities

Amenities	None
Utilities	Electricity Available, High Speed Internet Available, Water Not Available
View	Meadow, Mountain(s), Residential

School Information

District	District No. 1
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Additional Information

Date Listed	September 29th, 2025
Days on Market	22
HOA Fees	300
HOA Fees Freq.	Annually