

\$14,000,000 - 1 Boulder Drive, Babb

MLS® #30024279

\$14,000,000

Bedroom, 4.00 Bathroom,
Farm on 3649.40 Acres

N/A, Babb, MT

Opportunities like this are truly rare. Spanning an expansive 3,649 deeded acres just outside Babb, MT, this legacy property sits along the breathtaking northeastern edge of Glacier National Park – making it one of the most unique investment properties available in today’s market. Comprised of 32 separate geo codes, the ranch offers an impressive mix of income-producing land and untapped potential.

Currently, 275 acres are dedicated to Sainfoin hay production, 240 acres are seeded to grain, alfalfa, and grass hay, while the remaining 3,134 acres provide extensive grazing land, recreational value, and future development possibilities.

Access is convenient via U.S. Hwy 89 and well-maintained county roads. With 620 acres holding 100% mineral rights and partial rights across other sections, this property offers both surface and subsurface value. Multiple water rights are already in place, covering domestic, stock, and irrigation use, which is supported by rivers, creeks, ponds, springs, and a surface water culvert. Notably, both the St. Mary River and St. Mary Canal run through the land. The property includes two residences – a 4-bed, 2-bath home and a 2-bed, 1.5-bath home – plus a full array of outbuildings: barn, shop, shed, Quonset, storage areas, and a solid set of corrals with sorting pens. Fencing includes a combination of four-wire, mesh, and electric. Livestock and equipment are not currently



included, but negotiations are possible.

Location-wise, this ranch is unmatched. Babb is just 4 miles away; the Many Glacier Entrance is 12 miles; Going-to-the-Sun Road is 13 miles. The Pike Lake Road home sits only 4 miles from the Canadian border and offers easy access to Waterton Lakes National Park in Alberta within an hour’s drive.

The surrounding community of Babb is welcoming and practical, offering a school, store, gas station, restaurants, churches, and outfitting businesses – with a backdrop of clean air, clear skies, and pristine water. Wildlife thrives here: expect to encounter elk, moose, deer, bear (grizzly and black), cougars, coyotes, eagles, cranes, and more.

Showings can be scheduled on weekends due to active operations on the ranch. Proof of funds or a lender qualification letter is required for further disclosures regarding water rights, mineral rights, crop data, and easements.

Whether you're looking to ranch, farm, lease, develop, split, or hold long-term, this one-of-a-kind property offers unmatched potential in a truly spectacular setting.

Essential Information

MLS® #	30024279
Price	\$14,000,000
Bathrooms	4.00
Full Baths	3
Half Baths	1
Acres	3,649.40
Type	Farm
Sub-Type	Ranch
Style	Split Level

Status Active

Community Information

Address 1 Boulder Drive
Subdivision N/A
City Babb
County Glacier
State MT
Zip Code 59411

Amenities

Utilities Electricity Connected, Other
Features Fishing
View Park/Greenbelt, Meadow, Mountain(s)
Is Waterfront Yes
Waterfront Creek, Pond, River Access, Stream, Waterfront

Interior

Stories Multi/Split

Additional Information

Date Listed April 30th, 2024
Days on Market 442