

\$5,950,000 - 8925 Lavalle Creek Road, Missoula

MLS® #30029173

\$5,950,000

2 Bedroom, 2.00 Bathroom, 1,714 sqft

Farm on 351.96 Acres

N/A, Missoula, MT

Situated on the north end of Missoula, Montana, the Sky Range Ranch is an expansive 351.96-acre ranch and equestrian property presenting a rare opportunity to own a piece of local history and natural beauty. Dating back to circa 1883, the ranch features a historic home that is one of the oldest in the region. In addition to the historic home, a studio apartment, and a manager bunkhouse, provide comfortable accommodations for guests.

The property includes all of the essential equestrian facilities such as a horse barn, outbuildings, corrals, and pastures with custom steel horse fencing. LaValle Creek meanders for approximately half a mile through the property, offering both scenic views and valuable water resources for irrigation and wildlife. Enjoy sweeping vistas of the Missoula Valley, Lolo Peak, and Snowbowl Mountain from the home and various vantage points throughout the property. Approximately 28-acre irrigated acres, along with historic water rights, support farming and grazing activities. The sale includes farming and irrigation equipment for immediate use. The quality horse hay produced at the ranch is in high demand with the local equine community.

Well-maintained with mature landscaping, the property reflects meticulous care and attention. It is perimeter and cross fenced for livestock rotation. Despite its serene ambiance, the



property is conveniently located only 3.5 miles from the airport and 8 miles from downtown Missoula.

Rarely do we see ranch properties with so many desirable attributes this close to town. The Sky Range Ranch is a standout in today's ranch market.

Built in 1883

Essential Information

MLS® #	30029173
Price	\$5,950,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,714
Acres	351.96
Year Built	1883
Type	Farm
Sub-Type	Ranch
Style	Other
Status	Active

Community Information

Address	8925 Lavalle Creek Road
Subdivision	N/A
City	Missoula
County	Missoula
State	MT
Zip Code	59808

Amenities

# of Garages	2
Garages	Detached
View	Meadow, Mountain(s), Creek/Stream
Waterfront	Creek

Interior

Interior Features	Additional Living Quarters
Heating	Forced Air
Stories	Two

Additional Information

Date Listed	September 12th, 2024
Days on Market	291
Zoning	Agricultural