

\$395,000 - 4540 Denton Gulch Road, Wolf Creek

MLS® #30030111

\$395,000

2 Bedroom, 1.00 Bathroom, 672 sqft

Residential on 39.92 Acres

N/A, Wolf Creek, MT

Huge Price Improvement This picturesque off-grid cabin and two mountain parcels are adjacent to 40 acres of state/public lands. The cabin sits near the border of the West lot and within just yards of an amazing block of public land that only you and a couple other parcels have access to. You can hear the creek on the state land from the cabin's deck and enjoy the end of the road privacy. The cabin sits on a sizable 24.8 +/- acre lot and this sale also includes a 15 +/- acre lot that is attached on the NE side. This coveted additional lot provides additional privacy and might also help the new buyer if they ever wanted to expand or sell the lot down the road. Located just outside of the quaint fishing town of Wolf Creek and under an hour's drive to the state's capital of Helena, the parcels offer a great balance of convenience and solitude. Denton Gulch Road is a privately maintained road by landowners of adjacent parcels (to include these) and will require snow removal in the winter months and periodic upkeep. There is nothing formal or no specific dues associated with this upkeep. The road is gated and locked leading to this cabin for end of the road type privacy. Access to Denton Gulch Road is by way of the county maintained Little Wolf Creek Road, which is plowed in the winter months.

The approximately 672 square foot log cabin was constructed in 1979. It consists of an open living/dining area and kitchen. Also, on



the main level is a bedroom, & #189; bath. Upstairs, via a spiral staircase, is a roomy loft bedroom (non-conforming). The cabin sits on a post/pillar foundation and has two additional storage/utility rooms downstairs. There is a septic system (not permitted) and a reliable remote start Honda generator for power when needed (NO Solar at this point). There is a large wood stove for heat in the living room and a wood cook stove in the kitchen. The area is renowned for the exceptional Blue-ribbon trout fishing in the nearby Missouri River and the large amount of public lands and roads/trail systems to ride or hike on. Holter Reservoir is just down the road as well if boating or expanded fishing opportunities (walleye and perch) are your passion. The hunting unit surrounding the cabin is a general district for deer and elk and allows guaranteed tags for residents and greatly increases opportunities for non-residents.

Built in 1979

Essential Information

MLS® #	30030111
Price	\$395,000
Bedrooms	2
Bathrooms	1.00
Half Baths	1
Square Footage	672
Acres	39.92
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Style	Cabin
Status	Active

Community Information

Address	4540 Denton Gulch Road
Subdivision	N/A

City	Wolf Creek
County	Lewis and Clark
State	MT
Zip Code	59648

Amenities

Utilities	None
View	Mountain(s)

Interior

Appliances	Microwave, Refrigerator
Heating	Wood Stove
Fireplace	Yes
# of Fireplaces	2
Basement	Crawl Space

Exterior

Roof	Asphalt
Construction	Log
Foundation	See Remarks

Additional Information

Date Listed	July 10th, 2024
Days on Market	468