

\$799,000 - 2434 Morning Dun Road - Lot 2 Road, Missoula

MLS® #30030967

\$799,000

Bedroom, Bathroom,
Land on 40.00 Acres

N/A, Missoula, MT

Crown Jewel 40-Acre Parcel with Meadow,
Power, and Well/Septic Included

Lot 2 is the premier parcel in this 3-lot offering above Missoula, featuring a sweeping meadow, panoramic views, and excellent buildability. MEC power is being installed (June 2025), and the seller will provide a well and septic at closing. Zoned AG 40, it allows for a main home of any size plus a 900 sq. ft. ADU. Eligible for legitimate Family Transfer splits into 5-acre lots. While it doesn't border public land, a negotiable easement through the seller's 1,000-acre ranch may allow access to over 850,000 acres of Lolo National Forest. CCRs and a Road Maintenance Agreement (RMA) protect long-term value and access. Lot 2 offers a rare blend of location, privacy, infrastructure, and flexibility—an ideal Montana legacy property. Crown Jewel 40-Acre Parcel with Meadow, Power Installed, and Well/Septic Included at Closing

Summary:

Lot 2 is the crown jewel of this 3-lot offering above Missoula. Featuring a sweeping meadow, installed MEC power, and seller-provided well and septic at closing. Zoned AG 40 with main home + ADU allowed. Family Transfer subdivision down to 5-acre lots is permitted for legitimate intra-family use.



Full Description:
Now available following the sale of Lot 1, Lot 2 is the standout parcel in this exclusive 3-lot release overlooking Missoula. This 40-acre property boasts a spacious central meadow, exceptional buildability, and panoramic views. Missoula Electric Cooperative power is in the process of being installed as of early June 2025, and the seller will provide a well and septic system at their expense upon closing.

Zoned AG 40, the property permits a main home of any size, a 900 sq. ft. ADU, and qualifies for legitimate Family Transfer subdivisions down to 5-acre lots for intra-family conveyance.

While not bordering public lands, a negotiable private easement through the seller’s 1,000-acre ranch can offer access to over 850,000 acres of Lolo National Forest. CCRs and a private Road Maintenance Agreement (RMA) are in place to protect property values and access. This is a premier legacy offering with location, infrastructure, and flexibility in one rare Montana package.

Essential Information

MLS® #	30030967
Price	\$799,000
Acres	40.00
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	2434 Morning Dun Road - Lot 2 Road
Subdivision	N/A
City	Missoula

County	Missoula
State	MT
Zip Code	59804

Amenities

View	City, Golf Course, Meadow Valley, Trees/Woods
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Additional Information

Date Listed	July 23rd, 2024
Days on Market	343

