

# \$160,000 - Lot 1 Elk Valley Ranch, Huson

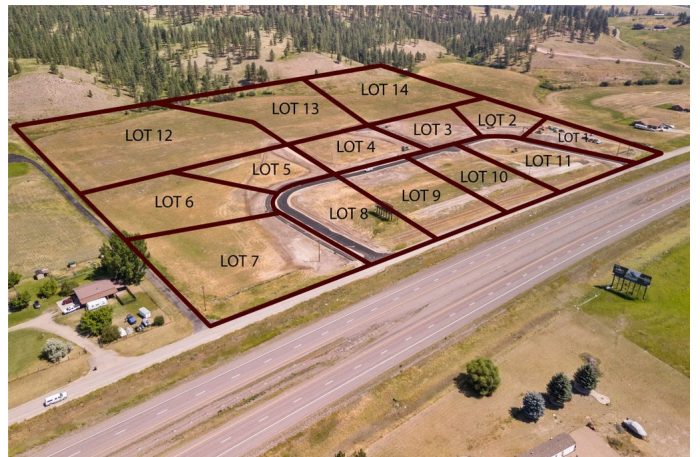
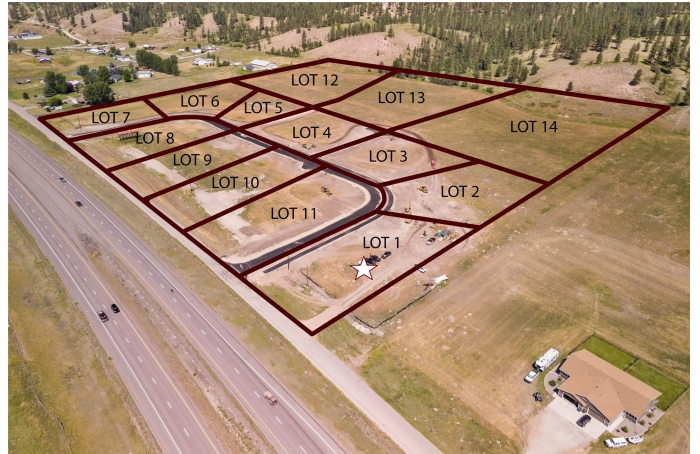
MLS® #30032705

**\$160,000**

Bedroom, Bathroom,  
Land on 1.55 Acres

N/A, Huson, MT

Introducing Elk Valley Ranch! A 14-lot residential development with convenient access to I-90 interstate, just minutes west of Frenchtown and Missoula. Elk Valley Ranch was conceptualized as a residential subdivision with a goal of maximizing quality, convenience, and practicality. Designed with the consumer in mind to meet the needs of the current day real estate market- Elk Valley Ranch aims to provide a value-based housing solution for those individuals and families looking for a superior commuting location, reasonable covenants, and the picturesque rural setting that Montana is famous for. With lot sizes providing ample elbow room to add a shop or barn, the design guidelines also allow for barndominiums and the outdoor storage of recreational vehicles & utility/cargo trailers. As a subdivision, EVR features top of the line asphalted roads and walking paths, underground power, Frenchtown Irrigation District sourced water curb stops to each lot for convenient exterior irrigating needs, stormwater management facilities, and DEQ approved well/septic sites- buyer responsible for future well/septic installation. High producing area wells, averaging less than 150ft in depth. Short commute to Missoula Airport, downtown Missoula, Washington Grizzly Stadium, breweries, healthcare, fine dining, Clark Fork River, and all the endless recreational possibilities offered in beautiful Western Montana! Don't miss your opportunity to immerse yourself in a lifestyle



reflective of a true work/play balance you have been searching for.

**Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | 30032705    |
| Price    | \$160,000   |
| Acres    | 1.55        |
| Type     | Land        |
| Sub-Type | Residential |
| Status   | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | Lot 1 Elk Valley Ranch |
| Subdivision | N/A                    |
| City        | Huson                  |
| County      | Missoula               |
| State       | MT                     |
| Zip Code    | 59846                  |

**Amenities**

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | Snow Removal                                          |
| Utilities | Electricity Available, Underground Utilities          |
| View      | Meadow, Mountain(s), Residential, Valley, Trees/Woods |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2024 |
| Days on Market | 382               |
| HOA Fees       | 400               |
| HOA Fees Freq. | Annually          |