

\$170,000 - Lot 6 Elk Valley Ranch, Huson

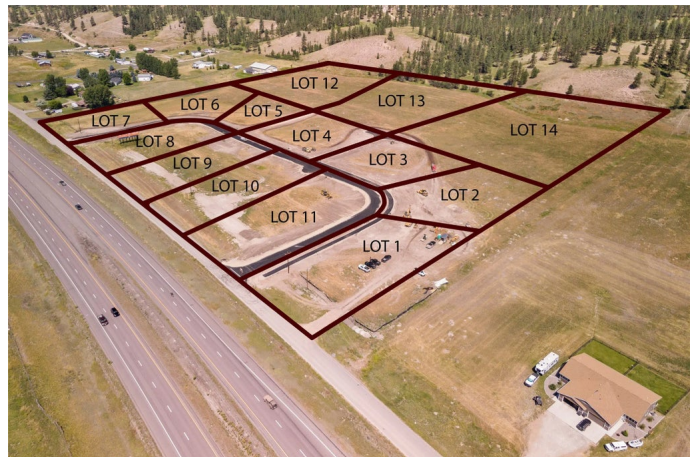
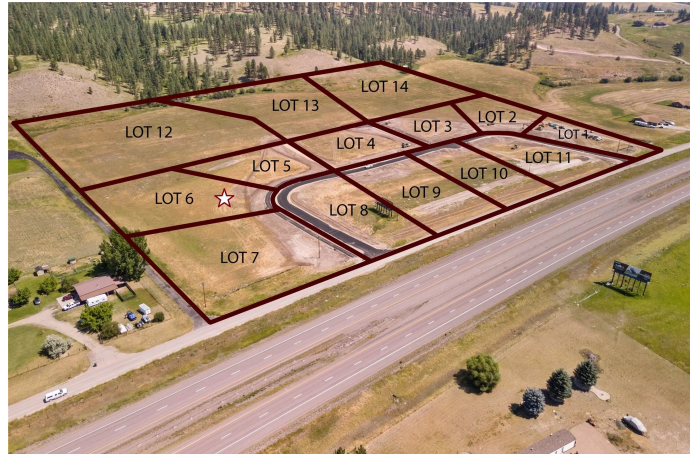
MLS® #30032709

\$170,000

Bedroom, Bathroom,
Land on 1.77 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® #	30032709
Price	\$170,000
Acres	1.77
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	Lot 6 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