

\$3,250,000 - 200 Hubbart Dam Road, Marion

MLS® #30034257

\$3,250,000

Bedroom, Bathroom,
Commercial Sale on 338.00 Acres

N/A, Marion, MT

Possible 1031 exchange. Discover your slice of paradise with this stunning 338-acre ranch nestled moments from the small town of Marion, Montana. Surrounded by breathtaking mountain views and lush landscapes, this expansive property offers the perfect blend of tranquility and adventure, with the picturesque Little Bitterroot River running along its edge. Enjoy vast pastures ideal for livestock or agriculture, complemented by streams and vibrant wildflower meadows spread across the expansive acreage. Several living quarters, shops, barns, dining hall, admin buildings ideal for sleeping and feeding over 70 people at a time. Only minutes from world class fishing in McGregor Lake, and The Little Bitterroot Lake. With 338 acres at your disposal, explore endless hiking and riding trails, with the river providing an idyllic setting for outdoor adventures. Try the 18 hole frisbee golf course, the ropes course with your friends, or relax in the waterfront gazebo and simply listen to nature. The buildings blend rustic charm with modern comforts, creating an inviting atmosphere for guests.

Main Office is set up and ready to run the operations of the ranch or retreat while also housing the manager.

Guest Cabins- Scattered throughout the property, the guest cabins offer a sense of privacy while maintaining a charming, homey feel. Each cabin features handcrafted wood



furnishings, comfortable beds, and porches perfect for sipping morning coffee while watching the sunrise.

Dining Hall- The dining hall exudes a warm, communal vibe, with long wooden tables where guests gather to enjoy hearty, home-cooked meals. The walls are adorned with local art and cowboy memorabilia, creating an authentic Western atmosphere. The kitchen is fully equipped to handle large crowds.

Stables- The stables are essential to the ranch experience, housing a variety of gear that will add to the experience of riding horses. This property has several out buildings and sheds for storage.

Activity room- This versatile space serves as a hub for various activities such as, foosball, pool, ping pong. With newer upgrades to the interior, it's a lively spot where guests can come together for fun, games, and relaxation.

Workout barn- This room has everything needed to get a great workout.

Outdoors- Surrounding all these buildings, you'll find fire pits for evening storytelling, picnic areas, and trails leading into the wilderness, inviting guests to explore the natural beauty of the ranch. Guests are only 10 minutes in either direction of world-class fishing in the Little Bitterroot Lake or McGregor Lake. You'll find an 18 hole frisbee golf course scattered through the elk filled woods.

This property offers a perfect blend of adventure and relaxation, and a genuine taste of ranch life.

Built in 1920

Essential Information

MLS® #	30034257
Price	\$3,250,000
Acres	338.00
Year Built	1920
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active Under Contract

Community Information

Address	200 Hubbart Dam Road
Subdivision	N/A
City	Marion
County	Flathead
State	MT
Zip Code	59925

Amenities

Utilities	Cable Connected, Electricity Connected, High Speed Internet Available, Propane, Phone Connected
Features	Gated
View	Meadow, Mountain(s), Creek/Stream, Trees/Woods
Is Waterfront	Yes
Waterfront	Creek, Stream, Waterfront

Interior

Heating	Wall Furnace
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Exterior

Exterior Features	Propane Tank - Leased
Foundation	Block, Other, Poured, Pillar/Post/Pier, Slab, See Remarks, Treated Wood

Additional Information

Date Listed	September 23rd, 2024
Days on Market	339
Zoning	See Remarks