

\$299,000 - Nhn High Ore Road, Boulder

MLS® #30034613

\$299,000

Bedroom, Bathroom,
Land on 113.00 Acres

N/A, Boulder, MT

\$100K Price Improvement--Road is in! This approximately 113 acre property presents an incredible opportunity to own three parcels, offering the potential for a boundary line adjustment to suit your vision. With fantastic views and easy access from both the top and bottom, the property provides a perfect mix of privacy and convenience. A newly constructed road provides access to a sizable build pad ready for your imagination. Power and insurable access are available along the lower portion, and a natural spring is located on-site, adding to the land's appeal.

Situated in a general deer and elk hunting unit, this property is a dream for outdoor enthusiasts in close proximity to vast public lands as well as nearby creeks and rivers perfect for fishing. With light covenants & restrictions, the property is ready for your dream home or recreational retreat, all within a short drive to Basin or Boulder and less than an hour from Helena for your shopping and medical needs.

- Incredible Views
- Spring onsite could potentially be developed
- Underground Power at High Ore Rd
- Equidistant from Butte and Helena (35 Miles)
- Just outside of Boulder for most conveniences
- Three parcels included, so buyer can do lot line adjustments
- New Road



Essential Information

MLS® #	30034613
Price	\$299,000
Acres	113.00
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	Nhn High Ore Road
Subdivision	N/A
City	Boulder
County	Jefferson
State	MT
Zip Code	59632

Amenities

Utilities	Electricity Available
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Additional Information

Date Listed	October 1st, 2024
Days on Market	343