

# \$160,000 - Lot 256 Horn Road, Missoula

MLS® #30034947

**\$160,000**

Bedroom, Bathroom,  
Land on 0.21 Acres

44 Ranch, Missoula, MT

44 Ranch Phase 13 is located in the desirable Hellgate Elementary School District, just a few minutes from Reserve Street shopping. An expansive 5.73 acre park includes a large water feature, pond, and covered pavilion with picnic tables. All major services are available in the area including city sewer and water, and residential fire sprinklers are not required.

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | 30034947    |
| Price    | \$160,000   |
| Acres    | 0.21        |
| Type     | Land        |
| Sub-Type | Residential |
| Status   | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | Lot 256 Horn Road |
| Subdivision | 44 Ranch          |
| City        | Missoula          |
| County      | Missoula          |
| State       | MT                |
| Zip Code    | 59808             |

## Amenities

|           |                                                                                                                                      |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Landscaping, Pond Seasonal, Park                                                                                                     |
| Utilities | Cable Available, Electricity Available, Natural Gas Available, High Speed Internet Available, Phone Available, Underground Utilities |



|          |                                       |
|----------|---------------------------------------|
| Features | Curbs, Park, Street Lights, Sidewalks |
| View     | Mountain(s), Residential              |

**Exterior**

|                 |        |
|-----------------|--------|
| Lot Description | 60x110 |
|-----------------|--------|

**School Information**

|          |                |
|----------|----------------|
| District | District No. 1 |
|----------|----------------|

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2024 |
| Days on Market | 267               |
| Zoning         | Residential       |
| HOA Fees       | 60                |
| HOA Fees Freq. | Quarterly         |