

\$6,500,000 - 2197 W Tower Road, Saltese

MLS® #30035224

\$6,500,000

2 Bedroom, 2.00 Bathroom, 2,100 sqft

Residential on 200.00 Acres

N/A, Saltese, MT

Welcome to 2197 West Tower Road, Saltese, MT – a self-sustaining paradise nestled on 200 private acres, fully equipped for an off-grid lifestyle and year-round adventure. This extraordinary property comes with a Montana Outfitter's Permit, granting outfitting rights to 45,000 acres directly bordering the east, creating an expansive retreat completely surrounded by 1.1 million acres of Lolo National Forest. The property spans four distinct parcels, complete with mineral rights and four mining claims. The log home was built in 2016 and has been extensively updated, it offers 2100sq ft of airy, open space with abundant natural light, two bedrooms, two bathrooms, a loft, and an enclosed sun porch. Inside, the open floorplan exudes warmth and charm, highlighted by a wood-burning stove and views of towering pine and larch trees from every angle. Just outside, a 30x80 half enclosed pole barn, a 30' x 60' shop/garage and a 40' x 60' barn with seven horse stalls provide plenty of space for equipment, tools, and livestock. Perfect for outfitters, outdoor enthusiasts, or that person who's looking for a truly unique getaway, this property boasts some of Montana's finest historic hunting grounds and endless established trails for riding and exploring. From December to May, the miles of roads and trails on the property and neighboring national forest land transform to a snowmobiler's paradise. Also included with the property a state-of-the-art network and security system so you can feel comfortable



and keep an eye on the place even when you are away. Adding to the appeal of the property is the Hiawatha Trail, Lookout Pass Ski Area, and the St. Regis River just a short distance away. Whether youâ€™re after a peaceful retreat, a robust base for outfitting, or an outdoor loverâ€™s year-round sanctuary, this property on the Montana and Idaho border is the perfect solution.

Built in 2016

Essential Information

MLS® #	30035224
Price	\$6,500,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,100
Acres	200.00
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Style	Log Home
Status	Active

Community Information

Address	2197 W Tower Road
Subdivision	N/A
City	Saltese
County	Mineral
State	MT
Zip Code	59867

Amenities

Utilities	Propane
# of Garages	4
Garages	Detached
View	Mountain(s), Trees/Woods

Interior

Appliances	Dryer, Dishwasher, Freezer, Microwave, Range, Refrigerator, Washer
Heating	Propane, Wood Stove, Wall Furnace
Fireplace	Yes
# of Fireplaces	1
Basement	None

Exterior

Exterior Features	Propane Tank - Owned, Propane Tank - Leased
Roof	Metal
Construction	Log
Foundation	Poured

Additional Information

Date Listed	November 4th, 2024
Days on Market	343