

\$5,390,000 - 4175 Rattlesnake Drive, Missoula

MLS® #30036846

\$5,390,000

3 Bedroom, 2.00 Bathroom, 2,634 sqft

Residential on 21.51 Acres

N/A, Missoula, MT

The Ten Spoon Winery is situated in the scenic Rattlesnake Valley on the north end of Missoula proper. This 21.51-acre property presents an exceptional opportunity to own a boutique winery, a beautiful home, and expansive agricultural land—all within a peaceful, semi-rural setting just ten minutes from downtown amenities. The property includes a 4,000-square-foot commercial winery building, complete with state-of-the-art facilities, including a wine bar, bottling room, and tank room. The 7.5-acre cultivated vineyard is supported by an advanced irrigation system and a senior water right, ensuring sustainability and high-quality production. The owner's home is a 2,634-square-foot single-family residence that was custom crafted with superior materials and features an open layout, modern finishes, and energy-efficient systems, including radiant floor heating powered by a high-efficiency boiler. With three bedrooms, two bathrooms, and a chef-friendly kitchen, the home offers both comfort and style.

With direct access to the Rattlesnake Wilderness, this property is a haven for outdoor enthusiasts, offering opportunities for hiking, skiing, fishing, and more. The neighborhood is family-friendly, with several nearby schools, parks, and recreational areas.

Ten Spoon Winery is protected by a conservation easement that allows for future



development while preserving open space, wildlife habitat, and minimizing the impact on the Rattlesnake watershed. The easement permits additional residential and commercial structures, expansion of existing buildings, and the addition of septic systems.

The Ten Spoon winery combines commercial potential, agricultural capacity, a stunning home, and a commitment to sustainability in one of Missoula’s most coveted locations, making it a truly unique offering for those seeking a blend of business, lifestyle, and environmental stewardship.

This sale includes the land, buildings, and vineyard. The business and equipment are negotiable.

Built in 2006

Essential Information

MLS® #	30036846
Price	\$5,390,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,634
Acres	21.51
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information

Address	4175 Rattlesnake Drive
Subdivision	N/A
City	Missoula
County	Missoula

State	MT
Zip Code	59802

Amenities

Utilities	Cable Connected, Electricity Connected
Parking	Additional Parking
View	Mountain(s), Valley

Interior

Interior Features	Fireplace, Main Level Primary
Appliances	Dishwasher, Microwave, Range
Heating	Electric, Gas, Hot Water, Radiant
Fireplace	Yes
# of Fireplaces	1
Stories	One
Basement	None

Exterior

Exterior Features	Fire Pit, Garden, Rain Gutters
Roof	Asphalt, Metal
Construction	Wood Frame
Foundation	Slab

School Information

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

Additional Information

Date Listed	December 7th, 2024
Days on Market	228
Zoning	None

