

\$1,599,000 - 11668 Gracies View, Missoula

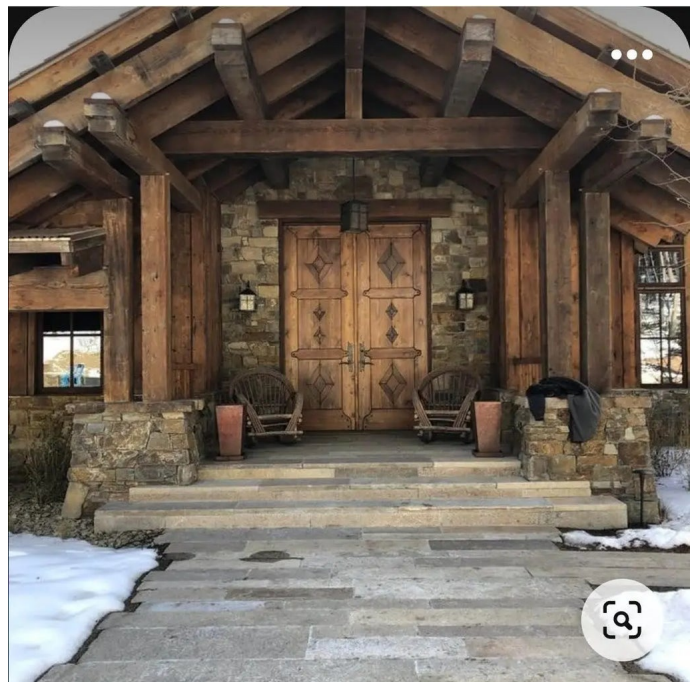
MLS® #30038566

\$1,599,000

Bedroom, Bathroom,
Land on 175.96 Acres

N/A, Missoula, MT

Make the vision for your Montana ranch a reality! This 175-acre parcel is conveniently located on the outskirts of Missoula and only 15 minutes from Missoula International Airport. For those seeking the balance of space and privacy yet not willing to give up conveniences and amenities of urban living, this property demands your attention. Set back on the Frenchtown Frontage Road, you will have easy access to Interstate 90 but without the disturbance of freeway traffic. Situated on a gentle hill, you will look out over the valley to the mountains in the distance, while the grass-covered landscape ripples in the breeze. From the porch of your custom-built home, you can watch your horses and cows contentedly graze in the pasture, while listening to the cluck of the chickens from their coop. Ride your horse right from your custom-built barn through the property with no trailering needed. In the winter, the Snowbowl Ski Resort is less than 20 miles away, with other ski options at nearby Lookout and Discovery Ski Resorts; if relaxing is more your style, Lolo Hot Springs, Nimrod Hot Springs and Quinn's Hot Springs are all within an hour's drive away. Existing infrastructure such as power, 20+ gallon-per-minute well, huge geothermal system, septic system large enough for a four-bedroom home and two-bedroom mother-in-law suite, additional sources for power and water for a barn, and permits already in place make this a build-ready parcel where you can almost immediately start



building your legacy home. Looking for a contractor or builder for your custom home and barn? Seller is in the industry and open to working with the buyer for their home build, even having existing plans for consideration. Does it get much more convenient than that?! Minimal permitting delays, infrastructure in place and a builder at your fingertips!

If youâ€™ve been looking for your Montana Ranch, horse property, or legacy property to pass down to future generations, kick off your boots and welcome home.

Essential Information

MLS® #	30038566
Price	\$1,599,000
Acres	175.96
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	11668 Gracies View
Subdivision	N/A
City	Missoula
County	Missoula
State	MT
Zip Code	59808

Additional Information

Date Listed	January 2nd, 2025
Days on Market	286