

# \$328,500 - Lot 32-a Drovers Trail, Stevensville

MLS® #30041735

**\$328,500**

Bedroom, Bathroom,  
Land on 4.96 Acres

Sagebrush Flats, Stevensville, MT

Indian Summer is great time to see this lot in all it's Fall splendor. Benefit from MUCH LOWER property taxes in Ravalli County. No water worries either - well log says water flows 35 gpm at 55 feet depth. A peaceful, quiet life await you on these 5 rural, hard-to-find WATERFRONT acres with loads of personality & colorful sunrises & sunsets! Abundant trees border the 350' of Mill Creek frontage. A little overflow irrigation ditch snakes artistically through the lot at high water. This is "Montana Perfection"- close to civilization w/shopping, dining, entertainment, health care, but light years away in a rural oasis full of birds & deer, moose, fox, coyote. PRICE INCL: OPTIONAL set of approved plans for 3 Bedrm home (or use your own plans), existing well (no pump), approved septic permit, underground electricity to lot, heat is electric or propane. Stakes w/yellow streamers mark front corners on Drover & back corners on Middle Burnt Fork. Reasonable CCRs allow shop/barn & livestock! Property address will be 1404 Drovers Trail. Waterfront frontage approx 350 ft. along Mill Creek. The elevations and floor plans are optional and only if Buyer likes them. Look in the Docs, the full working set is included in asking price, a time AND money cost saver. This is a spectacular lot for a buyer looking for PEACE AND QUIET brisk clean air, elbow room, stunning colorful sunrises and sunsets. 2 other resales for Drovers Trail lots in past 12 months are higher than this asking price. A buyer could close escrow, start



building right away so they can be dried-in before the snow flies.

**Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | 30041735    |
| Price    | \$328,500   |
| Acres    | 4.96        |
| Type     | Land        |
| Sub-Type | Residential |
| Status   | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | Lot 32-a Drovers Trail |
| Subdivision | Sagebrush Flats        |
| City        | Stevensville           |
| County      | Ravalli                |
| State       | MT                     |
| Zip Code    | 59870                  |

**Amenities**

|               |                                                           |
|---------------|-----------------------------------------------------------|
| Amenities     | Snow Removal, See Remarks                                 |
| Utilities     | Electricity Available, See Remarks, Underground Utilities |
| View          | Meadow, Mountain(s), Creek/Stream, Valley, Trees/Woods    |
| Is Waterfront | Yes                                                       |
| Waterfront    | Creek, Other, Seasonal, Waterfront                        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 4th, 2025 |
| Days on Market | 225             |
| Zoning         | Single-Family   |
| HOA Fees       | 300             |
| HOA Fees Freq. | Annually        |