

\$475,000 - Nhn Butler Creek Road, Missoula

MLS® #30044149

\$475,000

Bedroom, Bathroom,
Land on 20.01 Acres

N/A, Missoula, MT

Welcome to one of Missoula's best-kept secrets—Butler Creek! This rare 20-acre parcel offers the perfect blend of privacy, wildlife, and convenience, with electricity already on site and civil engineering completed for a 4-bedroom residence. This is your opportunity to build your dream country home in a serene setting frequented by deer, elk, wild turkeys, and even the occasional black bear. With no covenants or restrictions, you have complete freedom to bring your vision to life—whether it's a custom estate, homestead, or a peaceful getaway. The current owner has already invested in high-value engineering services including: Site survey, site grading, driveway access design, septic system design, well location planning and other items. All supporting documents are in place and ready for permit submittal—aside from house plans—giving you the flexibility to take advantage of the completed groundwork while customizing your dream home design to suit your lifestyle. Seize this incredible opportunity to own a piece of Big Sky Country—only minutes from Missoula, yet a world away in peace and natural beauty. Don't miss your chance to live the Montana lifestyle on your terms.



Essential Information

MLS® #	30044149
Price	\$475,000

Acres	20.01
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	Nhn Butler Creek Road
Subdivision	N/A
City	Missoula
County	Missoula
State	MT
Zip Code	59808

Amenities

View	Meadow, Mountain(s), Creek/Stream, Valley, Trees/Woods
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Additional Information

Date Listed	March 27th, 2025
Days on Market	155