

\$5,950,000 - 96 Kokopelli Lane, Philipsburg

MLS® #30044523

\$5,950,000

5 Bedroom, 7.00 Bathroom, 7,720 sqft

Residential on 400.00 Acres

N/A, Philipsburg, MT

Perched on a ridgetop with breathtaking views of the Pintler Range, Discovery Ski Area, and near 360 degree views of the surrounding valleys, this 400-acre retreat offers an exceptional opportunity to own a private sanctuary in the heart of Montana.

Located just 20 minutes from the historic town of Philipsburg and surrounded by expansive and notable ranches, the property strikes the perfect balance between solitude and convenient access to a vibrant local community.

The focal point is a meticulously designed and situated, five bedroom, six and a half bathroom 7,700+ square-foot custom log home. Thoughtfully crafted to maximize panoramic views, the residence features a master suite, gourmet kitchen with a breakfast nook, a formal dining room, and an oversized three-car garage. High-end, custom finishes and unique architectural elements enhance both comfort and elegance. Complementing the main residence are a set of operational improvements, including a six-stall enclosed equipment shed and a well-appointed two-stall horse barn with vet and tack rooms, washing facilities, and associated pens, shelters and waterers.

Philipsburg, a short drive northeast, serves as the hub of this rural community, offering essential services, boutique shops, dining and lodging options. Known regionally as a place Montanans go to unwind, the town of approximately 900 residents has maintained



its historic Western character and local charm. It is also home to the exclusive Ranch at Rock Creek, one of the nation’s best candy stores and a renowned western art gallery which rivals the best in the country. For outdoor enthusiasts, the region offers year-round recreation. With its average snowfall of 215 inches, Discovery Ski Area boasts 2,200 acres of skiable terrain with an impressive 2,388-foot vertical drop. In the summer, Disco Bike Park features lift-served downhill trails catering to both flow and technical riders. The area is also known for its premier hunting and fishing opportunities, including Georgetown Lake and the Blue Ribbon waters of the many forks of Rock Creek. Easily accessible, the ranch is just 90 minutes from Missoula International Airport, which provides daily flights from major hubs across the country. Missoula, Montana’s second-largest city, offers a full range of services, including the University of Montana, two regional medical centers, a growing tech industry, and a thriving arts scene. This remarkable estate offers privacy, stunning natural beauty, and access to some of Montana’s finest outdoor experiences—all within a convenient distance to modern amenities.

Built in 1996

Essential Information

MLS® #	30044523
Price	\$5,950,000
Bedrooms	5
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	7,720
Acres	400.00

Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Style	Log Home
Status	Active

Community Information

Address	96 Kokopelli Lane
Subdivision	N/A
City	Philipsburg
County	Granite
State	MT
Zip Code	59858

Amenities

Amenities	None
Utilities	Electricity Available, Phone Available
Parking	Additional Parking, Electric Gate, Garage, Garage Door Opener, Gated
# of Garages	3
Garages	Attached
View	Meadow, Mountain(s), Ski Area, Valley

Interior

Interior Features	Main Level Primary
Appliances	Dryer, Microwave, Range, Refrigerator, Washer
Heating	Propane, Radiant
Fireplace	Yes
# of Fireplaces	2
Has Basement	Yes
Basement	Daylight, Full, Finished, Walk-Up Access, Walk-Out Access

Exterior

Exterior Features	Dog Run, Fire Pit, Hot Tub/Spa, Kennel
Lot Description	400.00
Construction	Log, Log Siding, Wood Siding
Foundation	Poured

School Information

District	District No. 1
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Additional Information

Date Listed	April 11th, 2025
Days on Market	81
HOA Fees	257
HOA Fees Freq.	Annually