

\$2,800,000 - 9430 Highway 93 S, Lolo

MLS® #30046332

\$2,800,000

Bedroom, Bathroom,
Land on 218.40 Acres

N/A, Lolo, MT

Tucked just outside of Lolo, Montana, this exceptional working ranch is a rare opportunity to own a truly productive slice of Big Sky Country—set against the breathtaking backdrop of one of western Montana’s most scenic and sought-after valleys. Spanning approximately 218 acres, the property offers the best of both worlds: the peace and wide-open space of rural life, with the conveniences of Lolo just minutes away and Missoula a short, easy drive up the road. Stretching along 7/8 of a mile of pristine Bitterroot River frontage, the ranch offers private access to one of the West’s most iconic rivers. Whether you’re fishing at first light, floating the river, watering livestock, or just enjoying the quiet, the Bitterroot is a constant and valuable feature of the property. The land is as productive as it is beautiful, with the ability to produce up to 80 acres of wheat and 80 acres of hay. A newly installed pivot irrigation system, extensive water rights, and multiple ponds ensure the ranch’s agricultural potential is maximized. Additional infrastructure—including a large hay barn and enclosed garage—add to the property’s functionality and ease of operation. Once home to a thriving herd of bison, the ranch is well-equipped for livestock, with ample room and resources to comfortably support up to 100 head of cattle. It’s a turnkey setup for ranchers ready to expand their operation—or for those seeking to embrace a simpler, more grounded way of life



under Montana’s wide-open skies.
Whether you're looking to expand your existing operation or invest in productive ground with solid infrastructure and water access, this ranch offers a rare opportunity in a region where quality ag land is becoming increasingly scarce.

Essential Information

MLS® #	30046332
Price	\$2,800,000
Acres	218.40
Type	Land
Sub-Type	Agriculture
Status	Active

Community Information

Address	9430 Highway 93 S
Subdivision	N/A
City	Lolo
County	Missoula
State	MT
Zip Code	59847

Amenities

View	Mountain(s), Creek/Stream, Valley, Trees/Woods
Is Waterfront	Yes
Waterfront	River Access, Waterfront

Additional Information

Date Listed	April 18th, 2025
Days on Market	179
Zoning	Agricultural