

# \$500,000 - 440 Sharrott Hill Loop Lot 5, Stevensville

MLS® #30047253

**\$500,000**

Bedroom, Bathroom,  
Land on 10.00 Acres

Tiffin Tracts, Stevensville, MT

Picturesque park like setting for this beautiful 10 acre lot in the exclusive "Tiffin Tract" neighborhood development off of S Kootenai Creek. A 2.5 gpm well is already in place and ready for you to build your dream home. Water rights from Kootenai creek are available to irrigate your property. Paved roads all the way to your driveway. Power is along the road. Easy covenants that will protect your investment and NO HOA. Septic site evaluation and groundwater monitoring has been done. Non-degradation analysis was done in 2019, but a permit was not issued. Buyer would need to get a new background nitrate test from the nearest well possible and apply for Non-degradation analysis with the county. Bring your toys and Horses.

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | 30047253    |
| Price    | \$500,000   |
| Acres    | 10.00       |
| Type     | Land        |
| Sub-Type | Residential |
| Status   | Active      |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 440 Sharrott Hill Loop Lot 5 |
| Subdivision | Tiffin Tracts                |
| City        | Stevensville                 |



|          |         |
|----------|---------|
| County   | Ravalli |
| State    | MT      |
| Zip Code | 59870   |

**Amenities**

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Utilities | Cable Available, Electricity Available, Natural Gas Available |
| View      | Meadow, Mountain(s), Trees/Woods                              |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 66               |
| Zoning         | Residential      |