

\$825,000 - 29520 Yaak River Road, Troy

MLS® #30047335

\$825,000

1 Bedroom, 1.00 Bathroom, 874 sqft
Residential on 6.28 Acres

N/A, Troy, MT

Tucked away at 29520 Yaak River Road, this old-world log home sits on the majestic and mighty banks of the Yaak River, thinly veiled by mature conifers and the wild river foliage that borders this gorgeous waterway. One of the largest properties (consisting of three parcels) of river frontage that is in close proximity to the town of Yaak, this large property retains the convenience of the Yaak Mercantile, while simultaneously being completely wild and private, with no visual intrusion of neighbors near the home. This unique log home possesses a one-of-a-kind corner turret within its construction, and although the footprint of the home is not overwhelming, you'll be impressed by the open feel once you enter. The living room's open ceiling lets light radiate all the way up, with floor to ceiling windows letting the light flood in and combines with the beam and wood ceiling creating an atmosphere of cozy grandeur. The separate dining area has a bay window that allows you to lose track of time as you gaze upon the river to the south. The river views, sunlight, and southern exposure continue in the kitchen, so make sure you don't let the food burn while you are distracted by the beauty of the Yaak River Valley right out your back door. Imagine waking up in your bedroom, greeted by the rustic charm of both a log wall and a wood wall and gorgeous views, which showcase a delightful dance of nature's artistry. This residence was purposely built as an off-grid



residence, but there is power close by if you prefer to be on the grid. This lot also boasts an often sought after smooth transition down to the river, allowing easy access for fishing, swimming, or launching your watercraft. A large grass lawn, a fully fenced garden area, and ample additional land to expand your Montana dreams are just a few of the additional benefits of this parcel. If you want to be a rugged all year resident of the Yaak, take solace in the reality of the detached heated and partially insulated shop and garage, which will allow you to craft the winter away in comfort, with ample room to work on multiple projects. A shed stands ready to house your tools and toys, while the deck provides the perfect stage for outdoor gatherings. With its mountain view and waterfront access, this Montana treasure is a ticket to a life less ordinary. This property meets the desires of the pioneering spirit and captivates the soul with its limitless beauty and recreation.

Built in 1991

Essential Information

MLS® #	30047335
Price	\$825,000
Bedrooms	1
Bathrooms	1.00
Square Footage	874
Acres	6.28
Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Style	Log Home
Status	Active

Community Information

Address	29520 Yaak River Road
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Subdivision	N/A
City	Troy
County	Lincoln
State	MT
Zip Code	59935

Amenities

Features	Fishing
Parking Spaces	1
# of Garages	2
Garages	Detached
View	Mountain(s), Creek/Stream, Valley, Trees/Woods
Is Waterfront	Yes
Waterfront	Navigable Water, River Access, Waterfront

Interior

Appliances	Range, Refrigerator
Heating	Wood Stove
Basement	Crawl Space

Exterior

Foundation	Pillar/Post/Pier
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Additional Information

Date Listed	May 5th, 2025
Days on Market	158