

# \$2,000,000 - 3690 Big Flat Road, Missoula

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MLS® #30048081

**\$2,000,000**

3 Bedroom, 2.00 Bathroom, 2,496 sqft

Residential on 64.69 Acres

N/A, Missoula, MT

Comprising approximately 64 acres along the banks of the Clark Fork River, the Big Flat River Ranch offers a home with an exceptional blend of agricultural land, recreation, and proximity to Missoula. The property features around 1,800 feet of river frontage, where you can enjoy fishing, floating, and the sights and sounds of the running water—right out your back door.

Located on the outskirts of Missoula, just minutes from downtown, the property strikes a rare balance of convenience alongside all the qualities of a farm and ranch property.

The 2,496 square-foot home features three bedrooms and two bathrooms and has been partially remodeled. Inside, an open-concept layout with exposed beams and rustic finishes creates a warm, inviting living space that blends comfort with Montana character.

It's move-in ready, with room for further updates or personal touches. The land is level and well-equipped for horses and continued agricultural use. The property benefits from extensive water rights for irrigation and stock. Multiple wheel lines have historically irrigated approximately 26 acres of hay ground.

In addition to the deeded acreage, the property is adjacent to a landlocked strip of Forest Service land, which increases river access and recreation opportunities.



This property presents a rare opportunity to own productive acreage with river frontage, established agricultural infrastructure, and direct access to everything Missoula has to offer.

Whether you want to work the land, enjoy access to prime fishing waters, or simply establish a home base with extra space, privacy, and long-term investment value, the Big Flat River Ranch offers a compelling foundation for a range of uses and represents a standout offering in the Missoula Valley.

Built in 1961

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 30048081                |
| Price          | \$2,000,000             |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 2,496                   |
| Acres          | 64.69                   |
| Year Built     | 1961                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Ranch                   |
| Status         | Active                  |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 3690 Big Flat Road |
| Subdivision | N/A                |
| City        | Missoula           |
| County      | Missoula           |
| State       | MT                 |
| Zip Code    | 59804              |

**Amenities**

|           |                                                         |
|-----------|---------------------------------------------------------|
| Utilities | Cable Connected, Electricity Connected, Phone Connected |
|-----------|---------------------------------------------------------|

|               |                                                |
|---------------|------------------------------------------------|
| Parking       | Garage, Garage Door Opener, RV Access/Parking  |
| # of Garages  | 3                                              |
| Garages       | Attached                                       |
| View          | Meadow, Mountain(s), Creek/Stream, Trees/Woods |
| Is Waterfront | Yes                                            |
| Waterfront    | Navigable Water, River Access, Waterfront      |

### **Interior**

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | Vaulted Ceiling(s)                         |
| Appliances        | Dishwasher, Microwave, Range, Refrigerator |
| Heating           | Propane, Radiant                           |
| Fireplace         | Yes                                        |
| # of Fireplaces   | 1                                          |
| Basement          | Partially Finished                         |

### **Exterior**

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Breezeway               |
| Construction      | Wood Siding, Wood Frame |
| Foundation        | Poured                  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 19th, 2025 |
| Days on Market | 45             |