

\$149,800 - Tbd Red Lion Road, Philipsburg

MLS® #30050754

\$149,800

Bedroom, Bathroom,
Land on 23.50 Acres

N/A, Philipsburg, MT

The property is located near Georgetown Lake on a gated private road; it is very private. 23.5 acres of prime Montana Property for Sale bordering the National Forest. There's a fantastic building site that's already been prepared and is ready to build that cabin in the woods you've always dreamed of. The setting is a must see to believe. This property isn't a small lot in those subdivisions down by Georgetown Lake, and it doesn't have covenants or restrictions. And you're up high where you've got distant views of Georgetown Lake and Echo Lake as well as Discovery Ski area, which is only a few miles away. You've also got views of the Anaconda Pintlar Mountains and Wilderness Area, the Bitterroot Mountains, the Sapphire Mountains, and the Flint Creek Mountain Range. This is a high Montana mountain property, yet it's only about 4 miles to the pavement and about 7 miles from Montana's Georgetown Lake, which has great fishing and water sports. You can hunt on your own property or take off onto all the National Forest lands right there next to you. There's lots and lots of high mountain country to hunt, hike and enjoy. Georgetown Lake is well known, and property here is highly sought after. That's not to mention the property borders the Beaverhead Deer Lodge National Forest. There are tens of thousands of acres right out the back door of the cabin you could build here on your very own property. You're right out in prime elk and



deer country, as well as moose and other wildlife. And with a general tag for elk and unlimited tag for mule deer bucks as well as additional cow elk tags, there is a lot of opportunity to take advantage of. That's not to mention all the high mountain lakes the Flint Creek Mountains hold that you can drive or hike to and fish. The property has mostly steeper ground but has a good-sized leveled site at the end of the road to build your Montana log cabin overlooking the Flint Creek drainage and Georgetown and Echo Lakes, or simply camp and enjoy the great setting and the amazing views. There's even an old log miner's shack sitting there at the site. Stake your claim. It sounds as though visible gold was once found where the leveled building and camping site now sits. Being up at 7600 feet in elevation and almost level with Discovery Ski Area, the property gets a lot of snow, and the road drifts in as well. It makes for a great recreational property for summer and fall use or maybe ski or snowmobile in at times in the winter to get away for a weekend or two. There's plenty of opportunity for snowmobiling the trails in the area, and there's lots of snow for cross-country skiing. With Discovery Ski Area close by, it's easy to take advantage of the great downhill skiing too. The property is about a mile behind a gated road with a private road use permit to access the gate and use the stretch of National Forest Road behind it. There are private easement roads from there right to the property. It's only about 4 miles down the dirt road, and you hit the pavement and power near Discovery Ski Area, and another 3 miles of pavement puts you at Georgetown Lake. From there, you're only about 20 to 25 minutes to the communities of Philipsburg or Anaconda, Montana, for food, gas, and lodging. So, you're secluded and private on a gated road way up in the mountains, yet it's a short drive, and

youâ€™re back to civilization and all the amenities. Itâ€™s the best of both worlds.

Essential Information

MLS® #	30050754
Price	\$149,800
Acres	23.50
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	Tbd Red Lion Road
Subdivision	N/A
City	Philipsburg
County	Granite
State	MT
Zip Code	59858

Additional Information

Date Listed	May 28th, 2025
Days on Market	143