

\$1,561,500 - Nhn Pats Knob Hunting Ranch, Plains

MLS® #30051019

\$1,561,500

Bedroom, Bathroom,
Land on 694.00 Acres

N/A, Plains, MT

Pats Knob Hunting Ranch spans +/-694 acres just outside Plains, Montana, offering a rare blend of privacy, wildlife, and regional access. A shared, mostly paved private road through Big Horn Bluffs provides easy year-round entry under a formal road maintenance agreement, with power running to the property line via the same route. There are no structures or utilities in place, aside from modest internal road improvements completed by the current owner.

Historically timbered, the property features a mix of trees and open areas across varied terrain, rising from approximately 3,000 to over 5,000 feet in elevation. Several points throughout the property provide sweeping views across the Clark Fork River valley and the scenic Clark Fork River itself—offering a striking backdrop for both recreation and future development. The tract borders U.S. Forest Service land, offering direct access to thousands of additional acres. Located in FWP Region 1, the property lies within a game-rich area known to be home to elk, mule deer, whitetail deer, and black bear. With no existing structures, Pats Knob Hunting Ranch is a clean slate—well-suited for a luxury build overlooking the river or a premier sportsman's retreat positioned among some of Montana's biggest game.

Despite its seclusion, the ranch remains highly accessible: it's less than 16 minutes to



Plains, approximately 1 hour and 30 minutes from Missoula and its international airport, and roughly 1 hour and 45 minutes from Kalispell and Glacier Park International Airport. This is a rare opportunity to own a large-tract mountain holding that combines solitude, scenery, and access.

Essential Information

MLS® #	30051019
Price	\$1,561,500
Acres	694.00
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	Nhn Pats Knob Hunting Ranch
Subdivision	N/A
City	Plains
County	Sanders
State	MT
Zip Code	59859

Amenities

View	Park/Greenbelt, Mountain(s), Creek/Stream, Trees/Woods
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Additional Information

Date Listed	June 9th, 2025
Days on Market	138