

\$4,900,000 - 2055 Teton Canyon Road, Choteau

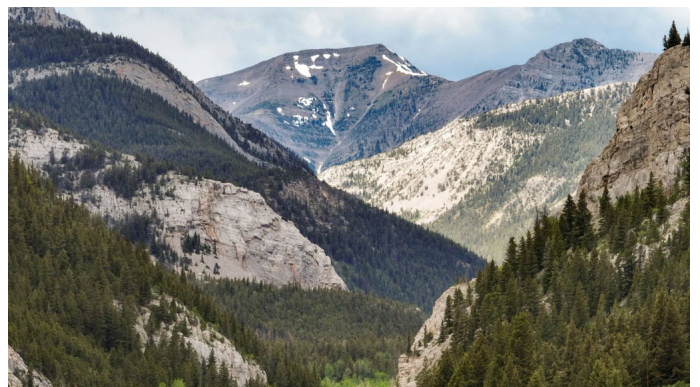
MLS® #30051239

\$4,900,000

17 Bedroom, 15.00 Bathroom, 11,300 sqft
Farm on 580.00 Acres

N/A, Choteau, MT

Take this rare opportunity to own one of the most pristine, coveted, and unencumbered properties in Montana! In the picturesque Teton Canyon River Valley, with frontage ON the N. Fork of the Teton River, find 580 acres of deeded and 360 acres of BLM lease ground. From every vantage point, you will be awestruck with breathtaking views of canyons and mountains. The property is currently operated as Deep Canyon Ranch, so it also includes a lodge, a multitude of homes and charming cabins, bringing a tremendous amount of additional value. With the proximity to millions of public and conservation acres adjoining and nearby, expect the hunting, fishing, hiking, and horseback riding to be exceptional. No covenants and a private setting, so buyers have so many things to consider when purchasing this property: retain it as a historic dude ranch, convert it to a personal compound, launch a non-profit, school, outfitting and more. The lodge was once a restaurant, so it has a commercial kitchen, dining room, pool room, bar, and a more recent addition that was built from on-site, wide-diameter logs. The gorgeous stone fireplace in the great room evokes everything you dream of when thinking of buying a mountain home in Montana! Upstairs, there's an open conference room with loft space. There are 3 fireplaces and an interior pond, built into stone! For the comfort of overnight guests, there are three entirely separate log and wood "duplex" cabins where



each side mirrors the other. The Aspen, Trapline, and Indian Head each have two open bedrooms and two full baths with covered log front porches. For staff housing, the sellers utilize an a-frame cabin with a separate bedroom and bathroom AND another cabin with a bedroom, 3/4 bath, and coin-operated laundry, AND another dry cabin which serves as more staff sleeping space. Near the lodge is "Dave's House," which is a detached 2460' home that has three bedrooms, two full baths, full kitchen, living, dining space and an attached garage/shop. It has a gas stove, handsome stone, wide-diameter logs and pine tongue and groove throughout. The owners stay in a log home which is over 3,273 feet with a stunning log staircase, main bedroom with a full bathroom, kitchen, two living rooms, woodstove, and two more over-sized bedrooms, with their own balcony/porch and their own 3/4 bathroom on the upper level. It also offers an attached three car garage and additional storage. You'll love sitting on the expansive deck running along the whole front of the home or in the living room with an abundance of windows, enjoying the views of this spectacular canyon. The "saddle shed" stores tack and has an adjoining sleeping cabin, with outhouse and a 3/4 shower. The forge for horseshoeing is charming and it abuts corrals and a loafing shed. The sale is turnkey with almost everything in the lodge, homes, cabins, outbuildings to pass to a new buyer. This includes at least 15 of the horses used in the operation. Seasonal Pamburn Creek runs through the property. Three springs. Water rights. Lodge has central air. Structures have metal roofs. Sellers have owned the property since 1975. They have hosted celebrity guests and delighted folks from around the world. It is seeped in history.

Built in 1987

Essential Information

MLS® #	30051239
Price	\$4,900,000
Bedrooms	17
Bathrooms	15.00
Full Baths	11
Half Baths	1
Square Footage	11,300
Acres	580.00
Year Built	1987
Type	Farm
Sub-Type	Ranch
Style	Cabin, Log Home
Status	Active Under Contract

Community Information

Address	2055 Teton Canyon Road
Subdivision	N/A
City	Choteau
County	Teton
State	MT
Zip Code	59422

Amenities

Utilities	Electricity Connected, Propane
View	Meadow, Mountain(s), Creek/Stream, Trees/Woods
Is Waterfront	Yes
Waterfront	Creek, Waterfront

Interior

Interior Features	Additional Living Quarters
Heating	Forced Air, Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	11
Has Basement	Yes
Basement	Finished

Exterior

Exterior Features Propane Tank - Leased

Additional Information

Date Listed	June 10th, 2025
Days on Market	100
Zoning	None