

\$7,900,000 - 189 Blue Creek Road, Heron

MLS® #30051513

\$7,900,000

Bedroom, Bathroom, 11,572 sqft

Commercial Sale on 160.00 Acres

N/A, Heron, MT

Fly in and out of the multi-use Montana retreat and roam free on your own private 160-acres, free from the chaos of the outside world. Completely surrounded by Forest Service. No covenants, no HOA, no zoning. Remote and secluded feel but easy access by vehicle on a good dirt road, only a few miles from asphalt. Gently sloped and very usable land. Brand new bright and open 2,230 sq ft farmhouse-style home with 3 beds, 2.5 baths, rock fireplace, radiant heat, spray foam insulation, and two primary suites. A 1,350â€™™ private airstrip leads to a new 4,000 sq ft hangar with a hydraulic door, plus a massive 5,280 sq ft rebuilt shop with RV door, hydraulic door, 500+ sq ft roughed-in office (with half bath & laundry), and a 500+ sq ft roughed-in living space with bath. The existing home was meant to be a guest house and there is a perfect custom home build site closer to the creek with amazing mountain views. New electrical service is in, 600 amp in the shop, plus a generator for backup. RV hookups for guests and a separate bath house. Multiple ponds, and 3,000+ feet of East Fork Blue Creek. Wildlife is abundant with elk, deer, and moose passing through. Minutes to Noxon Reservoir boat access for boating and fishing, less than an hour to major services in Sandpoint, and just over an hour to Schweitzer Mountain for skiing. This is the real Montana dream.

Built in 2024



Essential Information

MLS® #	30051513
Price	\$7,900,000
Square Footage	11,572
Acres	160.00
Year Built	2024
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	189 Blue Creek Road
Subdivision	N/A
City	Heron
County	Sanders
State	MT
Zip Code	59844

Amenities

Utilities	Cable Connected, Electricity Connected, High Speed Internet Available, Propane, Phone Connected, See Remarks, Underground Utilities
Features	Airport/Runway
Parking	Additional Parking, Garage, Gated, RV Access/Parking, See Remarks
View	Meadow, Mountain(s), Creek/Stream, Valley, Trees/Woods
Is Waterfront	Yes
Waterfront	Creek, Other, Pond, Stream, Waterfront

Interior

Heating	Radiant
Basement	None

Exterior

Exterior Features	RV Hookup, Storage, See Remarks, Propane Tank - Owned
Foundation	Slab

Additional Information

Date Listed	June 7th, 2025
Days on Market	129
Zoning	None