

\$265,000 - Nhn Upper Woodchuck Road, Florence

MLS® #30052006

\$265,000

Bedroom, Bathroom,
Land on 5.00 Acres

N/A, Florence, MT

Will Rogers once quipped, "Buy land. They ain't making any more of the stuff."

Smart man, that Will Rogers.

If you've been searching for just the right property in Montana to plant some roots and grow your dreams of living a rural lifestyle, you really ought to consider a site visit to this terrific plot of land in the lower portion of the Upper Woodchuck region of Florence, located at the north end of the majestic Bitterroot Valley.

The entry point to this sweet offering is alongside a paved, county-maintained, country lane, where you'll find a lovely 5-Acre parcel of land (known currently as Tract 2A of C.O.S. 777392-F) that boasts sweeping, panoramic vistas of both the Sapphire and Bitterroot Mountain ranges, not to mention the wide scope of the valley floor below. This gorgeous plot of land already has septic and well approval and power is at the road. Wild Rubber rabbitbrush and Antelope bush are the dominate shrubs on this parcel, defining the classic western landscape that is prevalent in the eastside of the Bitterroot Valley, but there are also gorgeous native grasses that soften the lines, and in the Spring and Summer months there's no shortage of Arrowleaf balsamroot, Lupine, Yarrow, Thin-leaved owl's clover, and Blanket flower wild flowers, and more, that that thrive in this rugged landscape.



Experience your own wildlife corridor which is not just limited to the grounds, as Raptors, Waterfowl, and Songbirds share the Big Sky of Montana, catching the thermal updrafts and vying for attention with their songs. To stand on this ground listening to the feathered chorus, or even just to the silence and the wind, is no small thing. It's everything.

You owe it to yourself to reach out to your preferred Realtor to see why you should seriously consider a site visit to Tract 2A on Upper Woodchuck Road in Florence, Montana. There's a rural rhythm to be discovered that will feel as natural as breathing in the fresh mountain air.

Essential Information

MLS® #	30052006
Price	\$265,000
Acres	5.00
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	Nhn Upper Woodchuck Road
Subdivision	N/A
City	Florence
County	Ravalli
State	MT
Zip Code	59833

Amenities

View	Meadow, Mountain(s), Valley
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Additional Information

Date Listed	June 16th, 2025
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Days on Market 14