

\$175,000 - Tbd (36.4 +/- Ac) Elkhorn Mountain View Road, Jefferson City

MLS® #30052246

\$175,000

Bedroom, Bathroom,
Land on 36.40 Acres

N/A, Jefferson City, MT

Escape to the mountains with these two elevated recreational parcels located near Jefferson City, Montana. Bordering expansive public lands, these properties offer direct access to outdoor adventure via BLM roadsâ€”perfect for seasonal recreation. The landscape is rich with wildlife, as evidenced by abundant elk and deer sign throughout the understory. Situated between Helena and Boulder, the parcels offer a peaceful retreat without sacrificing proximity to modern conveniences. For added value, the seller is offering a \$10,000 concession at closingâ€”applicable toward a driveway and build site, or as a price reduction if preferred. Located in a historically general hunting unit for both deer and elk, these parcels are also just across the highway from hunting district 380, renowned for its trophy bull elk. Multiple quality fisheries are just a short drive away, making this a prime spot for both hunters, wildlife lovers, and anglers alike. Grab your spotter and glass across the vast expanse into the trophy elk area for an evening full of relaxation with your favorite beverage. Cheers! Note: The access via public BLM roads is seasonal. There is a shorter route into the property where a BLM "right of way easement" (ROW) could be applied for. This will be up to the buyer/s to investigate and apply for and is not guaranteed by the seller. The seller has taken this into consideration for the price of the



subject parcels and is leaving considerable dollars on the table if the buyers are able to secure this ROW access. His loss is your gain. Check out the views!

Essential Information

MLS® #	30052246
Price	\$175,000
Acres	36.40
Type	Land
Sub-Type	Mining Claim
Status	Active

Community Information

Address	Tbd (36.4 +/- Ac) Elkhorn Mountain View Road
Subdivision	N/A
City	Jefferson City
County	Jefferson
State	MT
Zip Code	59638

Additional Information

Date Listed	June 20th, 2025
Days on Market	81