

\$599,000 - 2167 Mt Highway 28, Hot Springs

MLS® #30052413

\$599,000

2 Bedroom, 1.00 Bathroom, 1,092 sqft

Residential on 76.00 Acres

N/A, Hot Springs, MT

This farmstead offers a productive, well-positioned setup for equestrian use, homesteading, or small-scale commercial operations - ideal for the aspiring rancher or horse enthusiast! There are no covenants, codes, restrictions, or HOA! The property features +/-65 acres of irrigated ground, watered by three wheel lines and a hand line, as well as a cute, little farm house (currently under renovation), large 40x72 insulated shop with an RV hookup, and a detached two car garage. It is also supported by three water rights—including domestic, garden, and livestock allocations up to 100 GPM. A seasonal stream is located on the property and Lower Line Reservoir feeds the ditch to water the alfalfa and grass mixes planted throughout the property - as well as a buffalo blend on the north side of the canal. There is a corral and some fencing already in place and ready for your livestock! This property has residential, ranching, AND commercial potential - with road direct frontage on Highway 28 just outside of Hot Springs. The shop is very nice with some recent updates and a full time living quarters could easily be added. A make-shift loft has been setup with a TV and couch - located above the office room. It has 220 amp outlets ready for commercial applications - as well as both 30 and 50 amp RV hookups. There is a floor drain and it has also been plumbed for in-floor radiant heat (only plumbed - not fully setup). It is complete with a walk in cooler - perfect for processing



meat!

The 2-bedroom, 1-bath (unconventional) farmhouse built around 1910 is currently under renovation. The new kitchen is underway and will feature real wood cabinets and butcher block counters. Other recent renovations include new flooring, new drywall, new wiring, some brand new Pella windows, insulation in the attic, widened doors, fresh paint, and leveled floors. It has a wood stove as the primary heat source, with a baseboard backup electric heat source in the living room. It has a new hot water heater and features a three stage 8 gpm water filtration system in the crawlspace. This house is full of character! It is likely to be sold in a "mostly finished" state - with the bathroom being incomplete. The detached garage next to the house is roughly 24'x36'.

The property offers 360-degree mountain views, a new orchard with apple, cherry, peach, and apricot trees, and a central building site with excellent potential for a new home! In recent years, the property has received approximately two weeks of irrigation from the ditch for the crop fields - allowing one good cutting and normally a light second cutting. The south field was sage brush and has been scraped and replanted with a dryland mix. There are two motorized wheel lines, one hand rolled wheel line, and a hand line used to water fields. Wildlife includes upland game birds (pheasants, Hungarian patriarch, grouse), whitetail deer, and turkeys. It is located near Flathead Lake, Polson, and under 2 hours from both Missoula and Kalispell!

The buyer is responsible for performing their own due diligence. Buyer and buyer's agent to verify all information. All information is from sources deemed reliable but not guaranteed

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Information subject to change without notice.
All prospective purchasers and agents should
check for accuracy regarding all statements
contained herein to their satisfaction. If the
Buyer has any questions concerning this
transaction, they should seek representation
or counsel at their own expense. Listing
agent/broker does not warrant or guarantee
information provided, subject to change at any
time.

Built in 1910

Essential Information

MLS® #	30052413
Price	\$599,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,092
Acres	76.00
Year Built	1910
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information

Address	2167 Mt Highway 28
Subdivision	N/A
City	Hot Springs
County	Sanders
State	MT
Zip Code	59845

Amenities

Utilities	Cable Available, Electricity Connected, Phone Available
# of Garages	2
Garages	Detached

View Mountain(s)

Interior

Heating Baseboard, Electric, Wood Stove
Fireplace Yes
of Fireplaces 1
of Stories 1
Stories One
Basement Crawl Space

Exterior

Roof Asphalt
Foundation Block

Additional Information

Date Listed June 23rd, 2025
Days on Market 84