

\$399,000 - 12196 Cowcatcher Drive, Lolo

MLS® #30054362

\$399,000

Bedroom, Bathroom,
Land on 3.01 Acres

N/A, Lolo, MT

Discover the perfect blend of space, scenery, and convenience with this 3.01-acre level lot in the Longhorn Flats neighborhood of Lolo, Montana. Situated along the scenic Highway 12 corridor, this property offers a peaceful, rural setting with stunning mountain views—just a short drive to all the amenities and energy of Missoula. The lot is flat, build-ready, and offers plenty of space for your dream home.

The surrounding area is rich with recreation, history, and natural beauty. Just minutes away is Traveler's Rest State Park, a historic Lewis and Clark campsite with walking trails and interpretive exhibits. Head west on Highway 12 to soak at Lolo Hot Springs, or enjoy outdoor adventures at Blue Mountain Recreation Area, offering hiking, mountain biking, horseback riding, and winter activities. With Missoula's vibrant downtown, the University of Montana, and a thriving food and arts scene just 20 minutes away, you'll experience the ideal mix of rural serenity and urban convenience.



Essential Information

MLS® #	30054362
Price	\$399,000
Acres	3.01
Type	Land
Sub-Type	Unimproved Land

Status Active

Community Information

Address 12196 Cowcatcher Drive
Subdivision N/A
City Lolo
County Missoula
State MT
Zip Code 59847

Amenities

Amenities None

Additional Information

Date Listed July 23rd, 2025
Days on Market 41
HOA Fees 240
HOA Fees Freq. Annually