

\$110,000 - Tract 2 Whiskey Flats, Philipsburg

MLS® #30054383

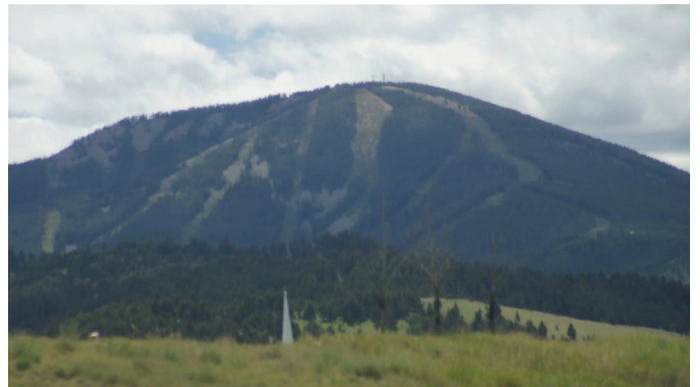
\$110,000

Bedroom, Bathroom,
Land on 1.06 Acres

Whiskey Flats, Philipsburg, MT

Hard to find one acre lot just north of Downtown Philipsburg! Easy year round access on well maintained, car friendly gravel road, .1 mi off of Hwy 1. Beautiful, panoramic views of the Flint Valley and Discovery Ski Area. Only 2 lots share the cul-de-sac on Kim Court, Lot 1 has already been developed. Lot will require a Septic System and Private well. Neighboring lot well depths of 120' and 138'. Cost as of today, estimated at approximately \$10,000. Level buildable area, grassy lot with gentle slope in back which creates a natural buffer. All plans must be approved by the Whiskey Flats HOA. Private roads are maintained by the HOA, including snow removal.

Information provided is from outside sources and is deemed reliable but is not guaranteed by owner/agent. It is the responsibility of buyers and/or buyer's agent to verify all information regarding this property. Seller is an owner/agent.



Essential Information

MLS® #	30054383
Price	\$110,000
Acres	1.06
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	Tract 2 Whiskey Flats
Subdivision	Whiskey Flats
City	Philipsburg
County	Granite
State	MT
Zip Code	59858

Amenities

Amenities	None
Utilities	Electricity Available, Phone Available

Exterior

Lot Description	Irregular, ap.190'+ Kim, 271' Stevie, 448' Back
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Additional Information

Date Listed	July 23rd, 2025
Days on Market	66
HOA Fees	150
HOA Fees Freq.	Annually