

\$1,690,000 - 4 Pine Hill Drive, White Sulphur Springs

MLS® #30054573

\$1,690,000

4 Bedroom, 4.00 Bathroom, 2,200 sqft

Residential on 40.20 Acres

N/A, White Sulphur Springs, MT

Discover a rare and exceptional opportunity with this one-of-a-kind 40+ acre horse property (divided into two lots), perfectly equipped for both serious equestrian use and year-round living and recreation. Featuring a charming 4-bedroom, 4-bath (one full, two 3/4, & one 1/2) 3 level log cabin. The cabin has a lower level entrance that could be used as a mother-in-law suite and approximately 2464 sq/feet of living space with a prominent wood fireplace as the centerpiece of the living/kitchen area. The property features 4 outbuilding for various uses including horse/livestock stalls, shop, greenhouse, chicken coop, and amazing storage for your toys. The property is designed for functionality and comfort. Irrigated landscaping (including 27 sprinkler zones which shows just how much water this property can utilize), water rights, and several scenic ponds add beauty and value—water is one of the West's most precious resources and this property has it in spades. Conveniently located just over an hour from both Helena and Bozeman, and under 30 minutes to White Sulphur Springs and Townsend, you're never far from modern amenities while enjoying the peace and privacy of rural Montana living. Common sense covenants help preserve the character and value of the area, which is well-known and sought after.

This is a true four-season recreational haven. Ride or hike in the area's vast public lands, explore extensive snowmobile and ATV trails,



fish nearby rivers and lakes, or ski at Showdown Ski Area—less than an hour away. After a day outdoors, unwind at the historic hot springs and enjoy a local brew in the lively town of White Sulphur Springs. With breathtaking views, incredible water sources, and an unbeatable location, this property offers everything you need for a fulfilling Montana lifestyle. Don't miss this one-of-a-kind offering!

The Details Include: Appx 2464 Sq/Foot Home on two lots that each are just over 20 acres (40.2 +/- total); Outbuildings include (starting closest to home and working further away) (1) 31x25 ft enclosed with stalls, alleyway, and two rooms, and upstairs storage & 25x13 ft overhang; (2) 54x42 ft with 3 stalls, alleyway and storage room with attached 36x15 ft workshop and 24x15 ft and 54x15 overhangs (covered storage); (3) 96x30 ft equipment barn with 30x16 ft overhang (covered storage); and a (4) 36x36 ft commodities barn with 28x15 ft overhang (covered storage). There are also two wells, 6 water rights, 5 ponds (two with fish permits), 5 owned propane tanks, a backup generator, and a small greenhouse for those gardeners out there.

Built in 1998

Essential Information

MLS® #	30054573
Price	\$1,690,000
Bedrooms	4
Bathrooms	4.00
Full Baths	1
Half Baths	1
Square Footage	2,200
Acres	40.20
Year Built	1998

Type	Residential
Sub-Type	Single Family Residence
Style	Log Home
Status	Active

Community Information

Address	4 Pine Hill Drive
Subdivision	N/A
City	White Sulphur Springs
County	Meagher
State	MT
Zip Code	59645

Amenities

Amenities	See Remarks
Utilities	Electricity Available, Electricity Connected, High Speed Internet Available, Propane, Phone Available
# of Garages	6
Garages	Detached
Is Waterfront	Yes
Waterfront	Pond, Waterfront

Interior

Interior Features	Central Vacuum
Appliances	Dishwasher, Range, Refrigerator
Heating	Forced Air, Propane, Wood Stove
Fireplace	Yes
# of Fireplaces	1
Basement	Daylight

Exterior

Exterior Features	Propane Tank - Owned
Foundation	Poured

Additional Information

Date Listed	July 25th, 2025
HOA Fees	114.5
HOA Fees Freq.	Annually