

\$395,000 - 336 Quintana Lane, Boulder

MLS® #30055001

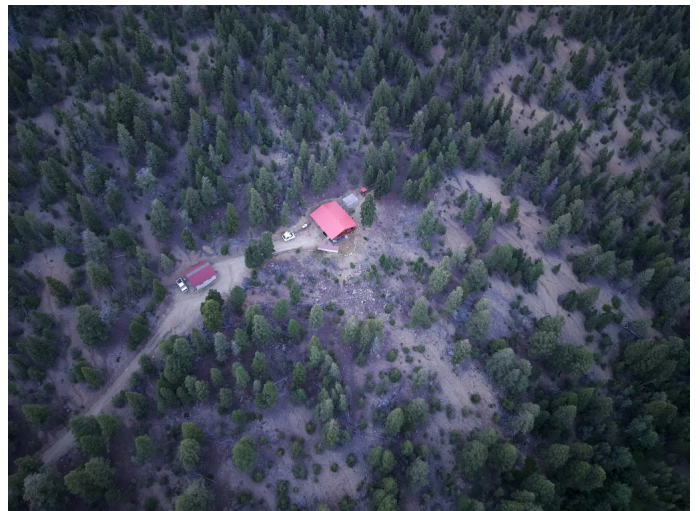
\$395,000

2 Bedroom, 1.00 Bathroom, 1,024 sqft

Residential on 29.20 Acres

N/A, Boulder, MT

This 29+/- acre property located in Jefferson County, Montana offers a rare combination of privacy, access, and recreational opportunity. Tucked within the timbered mountains, the parcel includes a two-bedroom, one-bathroom cabin powered by solar with battery storage and a generator backup. The open-concept living and kitchen area creates an efficient and functional space for off-grid living or seasonal recreation. Propane and wood heat provide multiple options for climate control. A non-permitted grey water septic system with on-demand hot water services the cabin, and an outhouse is included for additional nature calls. Currently the owner transfers water to the property via a portable tank, and there is not a well on-site. Year-round Quinn Creek flows through the property, providing a reliable water feature and attracting wildlife to the area. The property is elevated above the valley floor, offering expansive views and a secluded feel. The greenhouse features a gravity-fed water system to support small-scale gardening efforts. For equipment and vehicle storage, the property includes well built garage. Access is via a private easement road that crosses a large neighboring ranch, adding a significant layer of privacy and security for the owner. A major highlight of this property is the ownership's connection to an adjacent square mile of U.S. Forest Service land and another square mile of State Trust land. These public lands are effectively landlocked and inaccessible to the general



public, making them available primarily to landowners in this area. This unique feature enhances the property's recreational potential for hunting, hiking, and wildlife viewing. Located in a general hunting area with frequent sightings of deer and elk, the property offers strong potential for hunters and wildlife enthusiasts. The proximity of timber, water, and terrain provides attractive habitat for big game species.

This property is a strong candidate for a recreational retreat, hunting basecamp, or an off-grid residence, with significant value stemming from the private access to otherwise difficult-to-reach public lands. It is within reasonable driving distance of nearby Montana communities including Boulder, Whitehall, and Helena, offering convenience without sacrificing seclusion.

Built in 2016

Essential Information

MLS® #	30055001
Price	\$395,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,024
Acres	29.20
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Style	Cabin, Log Home
Status	Active

Community Information

Address	336 Quintana Lane
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Subdivision	N/A
City	Boulder
County	Jefferson
State	MT
Zip Code	59632

Amenities

# of Garages	1
Garages	Detached
Is Waterfront	Yes
Waterfront	Creek, Waterfront

Interior

Appliances	Refrigerator
Fireplace	Yes
# of Fireplaces	1
Basement	None

Exterior

Foundation	Pillar/Post/Pier
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Additional Information

Date Listed	August 1st, 2025
Days on Market	3