

\$1,350,000 - 3185 Hubbart Dam Road, Marion

MLS® #30055213

\$1,350,000

3 Bedroom, 3.00 Bathroom, 3,698 sqft

Residential on 40.00 Acres

N/A, Marion, MT

Surrounded by the Salish Mountains sits this extraordinary 40-acre property offers a rare opportunity to embrace off-grid living in the heart of Northwest Montana. Surrounded by breathtaking views of rolling hills, lush forests, and Montana's rugged mountains, the land features carefully managed topography, parked out for fire prevention and enhanced wildlife habitat, making it ideal for a private homestead. The main house, spanning approximately 2000 finished square feet, includes three bedrooms and three bathrooms, complemented by an additional 1,000 square feet of unfinished basement ready for customization. A new high efficiency radiant boiler and a Tulikivi soap stone fireplace provide reliable and comfortable heat. The exterior has metal siding and roof, with concrete patios for ultimate fire resilience. Designed for self-sufficiency, the property is fully off-grid, powered by a new solar array, 92 kWh of new lithium ion battery storage, four propane tanks, and three backup generators. The compound has two wells, and a large cistern powered by two VFD pumps for low power draw. A newly constructed 6,000-square-foot heated and insulated shop, complete with a 10-inch thick concrete floor and a bathroom, provides ample space for projects, storage, or business endeavors. An unfinished 400 sqft tiny house with a full basement offers potential as a charming guest house, while a large 28 x 40 greenhouse, expansive garden, and sizable chicken coop



support sustainable living. The property also features a new 40 x 86 horse barn with two corrals, perfect for equestrian enthusiasts or livestock management. The perimeter of the property is partially fenced, providing security and versatility for various uses. This remarkable property seamlessly blends modern comforts with the freedom of off-grid life, making this a gateway to endless possibilities in Montana’s pristine wilderness. Subject to BLA. Also available with 161 acres and four lots. See MLS 30050413.

Built in 2000

Essential Information

MLS® #	30055213
Price	\$1,350,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Square Footage	3,698
Acres	40.00
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information

Address	3185 Hubbart Dam Road
Subdivision	N/A
City	Marion
County	Flathead
State	MT
Zip Code	59925

Amenities

# of Garages	10
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Garages Detached

Interior

Interior Features Additional Living Quarters

Appliances Dryer, Dishwasher, Freezer, Range, Refrigerator, Washer, Propane
Water Heater

Heating Gas, Hot Water, Propane, Radiant, Wood Stove

Fireplace Yes

of Fireplaces 2

of Stories 1

Stories One

Basement Daylight, Full, Partially Finished, Walk-Up Access, Walk-Out Access

Exterior

Foundation Poured

Additional Information

Date Listed August 6th, 2025

Days on Market 64

Zoning None