

\$3,750,000 - 9955 Highway 12 W, Lolo

MLS® #30055371

\$3,750,000

Bedroom, Bathroom,
Commercial Sale on 30.92 Acres

N/A, Lolo, MT

Incredible Multi-Parcel Investment Opportunity. Over 30 Acres with Campground, Event Center & Creekfront Home in Lolo, MT
This one-of-a-kind offering includes over 30 acres across four parcels in beautiful Lolo, Montana - an exceptional opportunity for investors, entrepreneurs, or lifestyle buyers seeking multiple income streams in a stunning natural setting.

The property includes:

Yellowrock Campground - A well-established and long-loved RV and tent campground with 60+ sites offering full hookups (20/30/50 amp), a modern and well-kept shower house, laundry facilities, picnic areas, fire pits, and recreation amenities including frisbee golf, horseshoes, wiffle ball, and creekside trails. The campground spans more than 21 acres along approximately 1,100 feet of Lolo Creek frontage, providing excellent fishing, wildlife viewing, and a tranquil outdoor experience that keeps guests returning year after year. **Event Center** - A versatile 4,700+ sq ft venue originally constructed as a square dance center, now serving as an adaptable event space for weddings, private parties, retreats, classes, and community gatherings. Features include a classic maple dance floor, stage, and abundant on-site parking. The building is ready for continued use or creative reimagining to suit a variety of uses.



Remodeled Creekfront Home - A beautifully updated 3-bedroom, 2-bath home (2,010 sq ft) built in 1982 and situated directly along Lolo Creek with approximately 260 feet of creek frontage. The home is recently remodeled with a focus on sustainability and energy efficiency, including upgraded doors, solar hybrid heat pump A/C and heater, and smart design choices throughout. It features all-new electrical systems, whole-home surge protection, an EV charger, generator backup capacity, and modern appliances. Ideal as an owner's residence, guest lodge, or luxury short-term rental, the home offers serene creekside living with comfort, resilience, and style.

Park Model - A cozy 399 sq ft park model tiny home offers additional living space for employees, owners, or short-term rental guests. It features a full kitchen with full-size appliances, a bathroom with walk-in shower, a queen-size bed, loft area, and a screened-in porch that expands the living space and provides a relaxing, private outdoor area.

Additional Parcel - Over 6 Acres of Creekfront Land - This flexible parcel offers around 350 feet of creek frontage and houses the well system that services the campground. It provides valuable space for overflow camping, events, or future expansion and could easily accommodate a wedding tent, group retreat area, or additional glamping sites.

With over 1,700 feet of combined creek frontage, a rich recreational environment, and strong infrastructure already in place, this multi-use property offers rare flexibility. Whether you continue its successful operation as a campground and event venue, or reimagine it as a wellness retreat, boutique resort, or community hub, Yellowrock provides a turnkey platform for both lifestyle and

business.

Located just 15 minutes from Missoula and easily accessible off Highway 12, this is a rare opportunity to own a legacy property in the heart of western Montana.

Essential Information

MLS® #	30055371
Price	\$3,750,000
Acres	30.92
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active Under Contract

Community Information

Address	9955 Highway 12 W
Subdivision	N/A
City	Lolo
County	Missoula
State	MT
Zip Code	59847

Amenities

Is Waterfront	Yes
Waterfront	Creek, Waterfront

Exterior

Foundation	See Remarks
------------	-------------

Additional Information

Date Listed	August 6th, 2025
Days on Market	48