

# \$1,995,000 - 4301 93 Highway S, Missoula

MLS® #30055773

**\$1,995,000**

1 Bedroom, 1.00 Bathroom, 960 sqft  
Residential on 37.43 Acres

N/A, Missoula, MT

This rare property offers 37.43 acres in a prime Missoula location with approximately 1,300 feet of private Bitterroot River frontage. The land is horse and livestock-friendly, with plenty of space for riding, grazing, and enjoying the open Montana landscape. Tenant lives on site. **DO NOT ENTER PROPERTY WITHOUT APPOINTMENT!** Listing Agent to accompany.

A 900 sq. ft. log caretaker’s home provides comfortable guest or staff accommodations, while historic homestead buildings add character and potential for restoration. Existing water rights are included. The property features expansive open land ideal for ranching, recreation, or equestrian facilities, along with easy access to US Highway 93 for convenience. The setting offers stunning river views, abundant wildlife, and big Montana skies in every direction. With its combination of acreage, river frontage, and proximity to Missoula, this is a rare opportunity to create a private retreat, working ranch, or legacy property.



Built in 1970

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | 30055773    |
| Price     | \$1,995,000 |
| Bedrooms  | 1           |
| Bathrooms | 1.00        |

|                |                         |
|----------------|-------------------------|
| Full Baths     | 1                       |
| Square Footage | 960                     |
| Acres          | 37.43                   |
| Year Built     | 1970                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Cabin, Log Home         |
| Status         | Active                  |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4301 93 Highway S |
| Subdivision | N/A               |
| City        | Missoula          |
| County      | Missoula          |
| State       | MT                |
| Zip Code    | 59804             |

### Amenities

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Features       | Fishing                                                                |
| Parking Spaces | 1                                                                      |
| Parking        | Additional Parking                                                     |
| View           | Park/Greenbelt, Meadow, Mountain(s), Creek/Stream, Valley, Trees/Woods |
| Is Waterfront  | Yes                                                                    |
| Waterfront     | River Access, Waterfront                                               |

### Interior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Interior Features | Fireplace, Main Level Primary, Open Floorplan |
| Appliances        | Range, Refrigerator                           |
| Heating           | Space Heater                                  |
| Cooling           | Other                                         |
| Fireplace         | Yes                                           |
| # of Fireplaces   | 1                                             |
| Has Basement      | Yes                                           |
| Basement          | Unfinished, Walk-Up Access                    |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Fire Pit, Storage, See Remarks |
| Roof              | Asphalt                        |

|              |                 |
|--------------|-----------------|
| Construction | Log, Log Siding |
| Foundation   | Poured          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 67                |