

\$400,000 - Nhn Ridgeway Road, Charlo

MLS® #30055969

\$400,000

Bedroom, Bathroom,
Land on 40.00 Acres

N/A, Charlo, MT

WATER & VIEWS & IRRIGATION, A RANCHER'S DREAM! Here's your chance to own 40 acres of pure Montana magic—an incredible end-of-the-road location with everything you need to build your private ranch estate! No subdivision covenants, no neighbors breathing down your neck—just wide open skies, towering mountain views, and the freedom to live how you want. Currently used for seasonal dairy cattle grazing on approx 10 acres and small grain production on approx 30 acres. It's fully fenced and cross-fenced, with seasonal water flowing through—perfect for your herd. The sprinkler irrigation system is a rancher's dream: a high-pressure gravity flow main line means no electricity needed, making it super efficient and cost-effective. Plus, the wheel line is included—just hook it up and go. Surrounded by large acreage properties, this is a rare gem in a tiny ecosystem, nestled in the hills above the stunning Mission Valley. Big sky views stretch in every... direction, and the land is just waiting for someone to roll up their sleeves and make it their own. If you've been dreaming to create your own working ranch and custom home with water, views, and room to roam, this is the one.



Essential Information

MLS® #	30055969
Price	\$400,000

Acres	40.00
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	Nhn Ridgeway Road
Subdivision	N/A
City	Charlo
County	Lake
State	MT
Zip Code	59824

Amenities

Utilities	None, Water Not Available
View	Meadow, Mountain(s), Valley

Additional Information

Date Listed	August 15th, 2025
Days on Market	5