

\$200,000 - 374 Eder Lane, Garrison

MLS® #30057143

\$200,000

Bedroom, Bathroom,
Land on 20.00 Acres

N/A, Garrison, MT

This is a unique, hard to find 20 acre bare land parcel. It borders an extensive Conservation Easement with views of the Flint Creek Mountains. Underground electricity is to the property. It has been pre-approved for septic. Wells in the area are good producers with most under 150ft. Slightly sloping lot to a small seasonal creek and pond with trees, has an already leveled building site by the creek. If living by the creek is not desirable, any part of the lot is suitable for building your dream home. The Conservation Easement across the road will protect your mountain view for the rest of time, allowing no buildings on that land. Bring your horses and animals. It is rare to find a property where the number and division of lots is restricted, especially with such good access. Centrally located between Helena, Butte, and Missoula, 3 miles from the junction of Highway 12 and I-90 on a gravel road. Close to hunting, fishing, ski areas, Jack Nicklaus Signature Golf, two wilderness areas, and Wildlife Management areas. Glacier and Yellowstone Parks are within driving distance. All basic amenities are within a short drive to Deer Lodge, or 40 miles to Helena.



Essential Information

MLS® #	30057143
Price	\$200,000
Acres	20.00

Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	374 Eder Lane
Subdivision	N/A
City	Garrison
County	Powell
State	MT
Zip Code	59731

Amenities

Waterfront	Creek, Water Access
------------	---------------------

Additional Information

Date Listed	September 8th, 2025
Days on Market	1