

\$2,300,000 - 240 Tizer Lake Road, Jefferson City

MLS® #30057690

\$2,300,000

2 Bedroom, 1.00 Bathroom, 3,287 sqft

Residential on 154.86 Acres

N/A, Jefferson City, MT

Discover a rare Montana sanctuary—155 acres tucked into the Elkhorn Mountains, just 10 minutes from I-15 and Helena’s amenities. A year-round creek meanders through this private retreat, setting the stage for creativity, reflection, and true seclusion. The property offers two cabins—one move-in ready and another awaiting your vision—plus a main residence of over 4,000 sq. ft. Currently featuring 2 bedrooms and 1 bath, the home boasts an expansive studio space upstairs ready to be finished to suit your needs. The unfinished basement provides even more potential for living space or a private apartment. A 2-acre building envelope allows for the addition of a shop, barn, or another home, creating endless possibilities. Recreation abounds right out your door, with wildlife, hiking, and mountain air as your daily backdrop. This is more than a home; it’s a retreat, a lifestyle, and a rare opportunity to own 155 acres of Montana’s inspiring landscape. A Montana Legacy Property Opportunities like this rarely come to market. Spanning 155 acres, this property embodies the essence of Montana living: wild landscapes, self-sufficiency, and privacy balanced with proximity to modern conveniences. The conservation easement ensures long-term protection of the land’s natural resources while still allowing a 2-acre building envelope for future improvements. This is an investment not only in real estate, but in a way of life rooted in stewardship and



heritage.

The home itself was designed with practicality and flexibility in mind. The main floor currently includes 2 bedrooms and 1 bathroom, providing a comfortable, livable footprint. Downstairs, the unfinished basement is framed and plumbed for expansion—an opportunity to add bedrooms, bathrooms, and living space according to your needs. The upper story contains a large studio area awaiting completion. Artists, craftspeople, or those seeking a spacious retreat will appreciate the ability to shape this studio into a dream creative haven.

Two rustic cabins add character and versatility to the property. Whether used for guest lodging, caretaker quarters, or additional work/studio space, they enhance the property's ability to accommodate visitors or multiple generations. These cabins provide the kind of charm that makes mountain properties so appealing—simple structures nestled into the landscape, blending naturally with the environment.

The property is well-equipped for year-round living. A private well and septic system serve the residence. Starlink internet ensures modern connectivity for remote work or streaming. Heating is provided via a wood boiler system with propane backup, costing an average of \$1,200 annually. County-maintained roads make access reliable in all seasons, an important factor for year-round residents.

One of the defining features of this land is Anderson Creek, which meanders through the property for roughly one mile. This is the longest continuous reach of the creek, making this parcel particularly significant for watershed health. Flowing north to its confluence with

Prickly Pear Creek, the creek supports riparian vegetation, wildlife habitat, and seasonal recreation. The soothing sound of water running year-round is a daily reminder of the property's rare natural wealth.

This property is alive with wildlife. It lies adjacent to the Elkhorn Wilderness Study Area, managed by the Bureau of Land Management, and functions as part of a critical wildlife corridor. Here, you can witness mule deer and whitetail deer moving through the forest, elk herds grazing, and black bear, moose, mountain lion, and even elusive lynx using the land as habitat. Birders will appreciate seasonal migrations and the chance to see raptors, songbirds, and waterfowl. Living here means sharing space with Montana's most iconic wildlife species.

The acreage is a diverse blend of forest, meadow, and riparian habitat. Tall conifers, aspens, and understory vegetation provide cover for wildlife and beauty for residents. Changing seasons bring dramatic variation—lush green growth in spring, wildflowers and abundant wildlife activity in summer, golden foliage in fall, and quiet snow-covered stillness in winter. This is a property that is alive year-round, with new sights and sounds unfolding with each season.

The property itself offers endless opportunities for recreation. Hike your own trails, explore the creek, snowshoe in winter, or simply enjoy quiet evenings by a woodstove after a day outdoors. With adjacency to BLM lands, recreational access extends beyond the property lines. Whether you're a hunter, photographer, or someone who values solitude, this is a rare place to create a personal retreat.

Being under a conservation easement, this property carries both responsibility and pride. It is protected from subdivision and development, ensuring its ecological integrity remains intact for future generations. At the same time, the 2-acre building envelope offers flexibility for adding structures that align with your vision—a larger residence, outbuildings, or barns. For those who value land conservation, this is a chance to own a piece of protected Montana heritage while still enjoying private ownership and improvements.

Though private and secluded, the property is not isolated. County-maintained roads provide dependable year-round access. Helena is a comfortable drive away, offering shopping, medical services, schools, dining, and cultural events. This unique balance—quiet mountain living with city access—makes the property appealing to a wide range of buyers.

Properties of this scale, with live water, adjacency to public lands, and a conservation easement already in place, are increasingly rare. Whether used as a personal residence, family legacy property, recreational retreat, or investment in Montana's conservation future, this land will hold value for generations.

Highlights:

- * 155 acres protected by conservation easement
- * 2-acre building envelope for future improvements
- * Main residence: 2 bed, 1 bath, unfinished basement, upper studio space
- * 2 cabins for guests, studio, or caretakers
- * Private well, septic, Starlink internet, wood boiler/propane heat (\$1,200/yr)
- * Year-round Anderson Creek flows through ~1 mile of property
- * Habitat for deer, elk, moose, bear, mountain lion, lynx, and more

- * Borders BLM and adjacent to Elkhorn Wilderness Study Area (critical wildlife corridor)
- * County-maintained road access for year-round convenience
- * Forested and riparian landscapes with diverse recreation potential

Built in 2008

Essential Information

MLS® #	30057690
Price	\$2,300,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	3,287
Acres	154.86
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information

Address	240 Tizer Lake Road
Subdivision	N/A
City	Jefferson City
County	Jefferson
State	MT
Zip Code	59638

Amenities

Utilities	Electricity Connected, Propane
# of Garages	2
Garages	Attached
View	Meadow, Mountain(s), Creek/Stream, Trees/Woods
Is Waterfront	Yes
Waterfront	Creek, Waterfront

Interior

Interior Features	Fireplace, Open Floorplan
Appliances	Dryer, Disposal, Range, Refrigerator, Washer, Propane Water Heater
Heating	Propane, Wood Stove
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Stories	Two, One
Has Basement	Yes
Basement	Unfinished, Walk-Out Access

Exterior

Exterior Features	Garden, Hot Tub/Spa, Propane Tank - Leased
Roof	Metal
Construction	Cement Siding
Foundation	Poured, Slab

Additional Information

Date Listed	October 3rd, 2025
Zoning	None