

\$240,000 - 28867 Yaak River Road, Yaak

MLS® #30058015

\$240,000

2 Bedroom, 1.00 Bathroom, 960 sqft

Residential on 1.58 Acres

N/A, Yaak, MT

Welcome to Yaak, MT with this fantastic home priced to sell on OVER 1 1/2 ACRES! 2 bedroom, 1 bath home with newly remodeled kitchen, huge pantry, full bath with extra deep soaker tub, office/entry area, generous living room. Greenhouse with garden, detached garage, 2 storage sheds, root cellar. 1/4 mile from The Yaak River via Kootenai National Forest. What was once a manufactured home has been excessively improved upon with split log siding recently hand sanded, and hand stained. All Exterior walls have foam insulation as well as foam under the floors. The interior walls have new drywall. The home has been completely re-wired and replumbed with pex . Brand-new tankless Rinnai hot water heater rated for outdoor use. Recently installed Blaze King Wood Stove (with catalytic converter), but there is also a forced air gas furnace with all new duct work. New backup generator recently installed. see "additional remark section" for more! Don't miss out on this incredible value! It's been "re-studded inside and out". Newer Double Pane Windows rated for cold temperatures.

Kitchen has the following exceptional features:

"Pop-Out" baking Center -

Drawer organizers made from heavy duty stainless steel -

Newer oversized Refrigerator -

Kitchen sink is "blanco polymer with a life time warranty" -



Newer range -

Quiet, newer dishwasher -

Massive pantry area.

Outside power is completely being redone by NLI with New Transformer, New Power Pole, New Weather Head to facilitate the New Back Up Generator.

Laundry room has:

Newer washer and dryer -

Private kitty potty area.

Bathroom boasts of:

Double Vanities and sinks -

Handi-cap height toilet -

Oversized and unusually deep soaker tub which was special ordered.

Green House has Automatic Watering System on timers for inside and outside garden.

Asparagus bed and thornless raspberries.

Wired garage with attic space.

Covered Carport -

2 additional sheds -

Root Cellar made by Tom Oar -

Huge yard with ample spacing from neighbors includes a majority of flat, usable acreage.

Grassy lawn yet forested with deer roaming through and the novelty of owning a bonafide Yaak acreage.

Walkable distance to forest service section of The Yaak River, close to the amenities of (Yaak) town.

Negotiable items include extra refrigerators, freezers, a years' worth of aged, cut and stacked firewood, snow blower, lawn mower.

Owner Financing is Possible.

Built in 1974

Essential Information

MLS® #	30058015
Price	\$240,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	960
Acres	1.58
Year Built	1974
Type	Residential
Sub-Type	Manufactured Home
Style	Log Home
Status	Active Under Contract

Community Information

Address	28867 Yaak River Road
Subdivision	N/A
City	Yaak
County	Lincoln
State	MT
Zip Code	59935

Amenities

Parking Spaces	2
# of Garages	1
Garages	Detached
View	Meadow, Mountain(s), Residential, Creek/Stream, Trees/Woods

Interior

Appliances	Dryer, Dishwasher, Range, Refrigerator, Washer
Heating	Propane, Wood Stove
Fireplace	Yes
# of Fireplaces	1
Basement	None

Exterior

Construction	Log Siding
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Foundation Block

Additional Information

Date Listed September 25th, 2025

Days on Market 8