

\$799,000 - 9330 Us Highway 2 W, Marion

MLS® #30058056

\$799,000

Bedroom, Bathroom,
Land on 29.72 Acres

N/A, Marion, MT

Whether you're searching for a COMMERCIAL site, a RESIDENTIAL homesite on acreage, or simply raw LAND, this versatile property in Marion, Montana offers a truly unique opportunity. Privately tucked away in the trees behind a long driveway, you'd never guess this parcel enjoys over 1,300 feet of frontage along Highway 2. With no codes, covenants, restrictions, or HOA, it's an ideal location for living and working from the same property.

In addition to TWO large shops, the parcel includes a charming 2007 cabin offering 401 square feet of cozy living space, complete with a wood-burning stove. Whether you're looking for a full-time residence, weekend retreat, or a place to stay while building your dream home, the setup offers great flexibility. The main shop measures 30'x50' with an additional 15'x20' rear bump-out and is equipped with propane heat, a wood stove, and 110-amp electrical service (wired for 220). It also features two 20'x50' awnings—perfect for sheltering equipment, RVs, and vehicles. The second shop is outfitted with propane heat, a bathroom, kitchenette, and living quarters—ideal for guests, workspace, or additional storage.

A septic system serves both the cabin and one of the shops, and 2" insulated PVC water lines are already installed and ready for hookup at the large shop. Set on over 14 acres of flat



land, the property is surrounded by a picturesque pine forest of Douglas fir, larch, and lodgepole pine. The Highway 2 frontage offers excellent exposure and access—just 4 miles from Marion and 6 miles from Little Bitterroot Lake, known for its exceptional kokanee salmon fishing.

Outdoor recreation in this part of Montana is abundant. Nearby destinations include the Salish Mountains, Thompson Chain of Lakes, Thompson River, Cabinet Mountains, and more. Wildlife is plentiful—whitetail deer, turkey, bear, grouse, mountain lion, elk, moose, and mule deer all call this forested region home. The lakes and rivers in the area offer exceptional fishing, whether you're casting in mountain streams or trolling deeper waters. Popular local fisheries include Little Bitterroot and Ashley Lakes, offering kokanee, pike, perch, lake trout, and whitefish.

Located in Hunting District 103, the area supports general deer and elk seasons with over-the-counter black bear tags available. Whether you want to start a business, build your residence, or develop a live/work property in a beautiful setting—this property offers endless options.

Essential Information

MLS® #	30058056
Price	\$799,000
Acres	29.72
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	9330 Us Highway 2 W
Subdivision	N/A

City	Marion
County	Flathead
State	MT
Zip Code	59925

Additional Information

Date Listed	September 26th, 2025
Days on Market	7