

\$1,480,000 - Nhn Luppold Road, White Sulphur Springs

MLS® #30058634

\$1,480,000

Bedroom, Bathroom,
Land on 161.00 Acres

N/A, White Sulphur Springs, MT

Prime opportunity to invest in the early stages of substantial growth, both in population and demographics, in White Sulphur Springs, the county seat of historic Meagher County. These 161 acres, immediately south of White Sulphur Springs, exemplifies a prime investment opportunity in the Smith River Valley. Currently, the land is irrigated grass and alfalfa production with water rights. Build your own home and develop the remainder. Upon approval, this land would be prime for a development of much needed 2 to 5 acre homesites. This location offers premium mountain views of the Castle Mountains and Big Belt Mountains. The area continues to see a "push" from the pressures on Bozeman, Livingston and the Shields River Valley real estate as well as the imminent hiring of personnel for the fully permitted Black Butte Copper Project, the highest-grade copper deposit in the world. The project will bring an estimated additional 240 jobs with an average salary of \$71,000 to this up-and-coming community with a current population of only 1000 residents. If you have cash with minimal returns, expiring CD[™]s or a 1031 exchange and are looking for a challenging opportunity with big potential rewards, add this opportunity to your short list.



Essential Information

MLS® # 30058634

Price	\$1,480,000
Acres	161.00
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	Nhn Luppold Road
Subdivision	N/A
City	White Sulphur Springs
County	Meagher
State	MT
Zip Code	59645

Amenities

Utilities	Electricity Available
View	Meadow, Mountain(s), Creek/Stream
Is Waterfront	Yes
Waterfront	Creek, Waterfront

Additional Information

Date Listed	October 15th, 2025
Days on Market	2