

BONNER 242
Hwy 200
Bonner, MT 59823

\$1,199,000
242± Acres
Missoula County



BONNER 242
Bonner, MT / Missoula County

SUMMARY

Address

Hwy 200

City, State Zip

Bonner, MT 59823

County

Missoula County

Type

Recreational Land, Hunting Land

Latitude / Longitude

46.86902 / -113.85514

Acreage

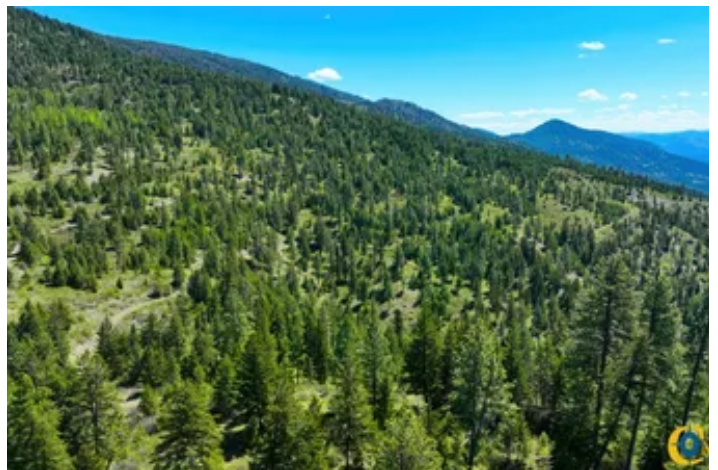
242

Price

\$1,199,000

Property Website

<https://compasslandpartners.com/property/bonner-242-missoula-montana/91216/>



PROPERTY DESCRIPTION

Montana Paradise: 242 Acres Bordering Public Lands in HD 292

Welcome to your ultimate Montana retreat! Spanning 242 acres, this extraordinary property offers a unique blend of untamed wilderness and practical development potential, all set in the heart of Hunting District 292.

Property Highlights:

Prime Location: Adjacent to thousands of acres of public use land, providing endless opportunities for hunting, hiking, and exploring right from your doorstep.

Unbeatable Proximity: Just 10 minutes from downtown Missoula, offering quick access to dining, shopping, and entertainment, while still feeling worlds away from the hustle and bustle. The property also overlooks the iconic KettleHouse Amphitheater, blending stunning views with proximity to premier live music.

Development Ready: With six completed septic site evaluations and a drilled water well, infrastructure is in place for future growth. Utility Access: Serviced by two different power companies, with completed quotes available to run power to various build site locations—quotes can be provided upon request.

Buildable Sites: Five designated buildable locations to craft your dream home, hunting lodge, or vacation cabins.

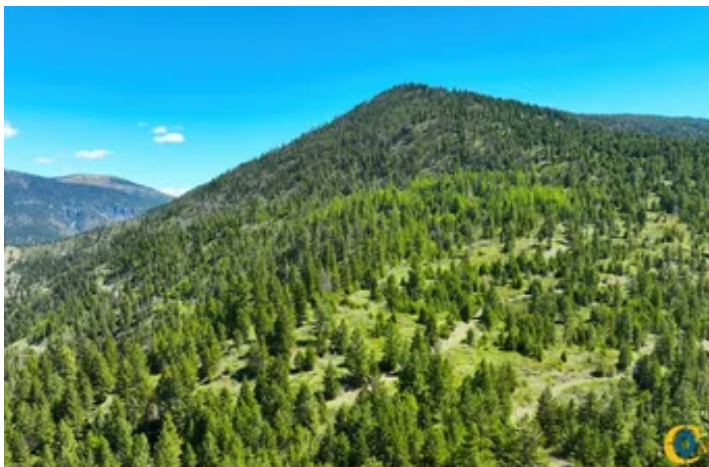
Ease of Access: Gated entry and a well-maintained road system provide convenient access throughout the property.

Outdoor Enthusiast's Dream: Located in a highly sought-after hunting district with abundant wildlife and recreational opportunities.

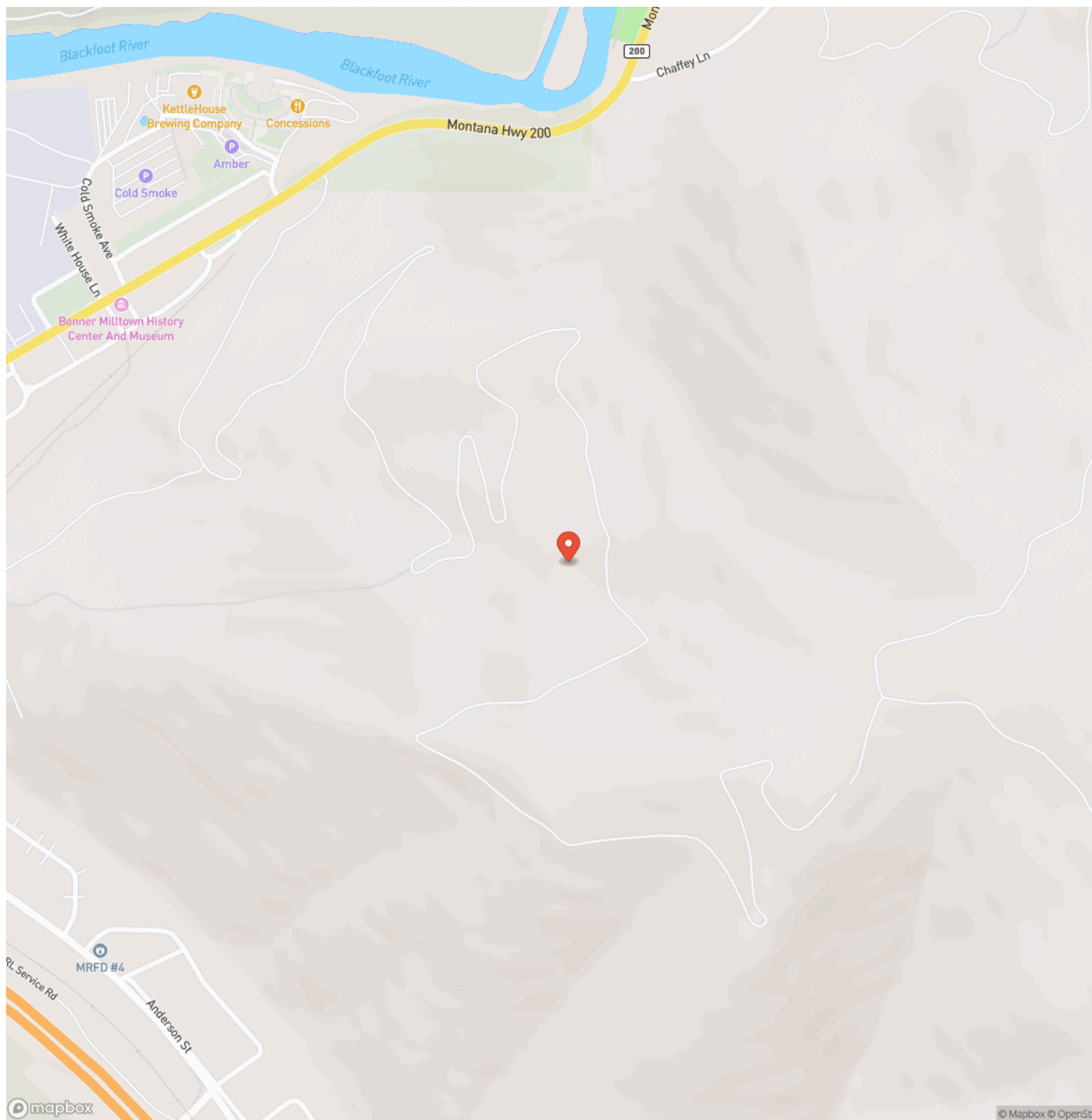
This property captures the essence of Montana's rugged beauty while offering modern conveniences for development. Whether you envision a private family estate, a hunter's paradise, or an investment opportunity, this land is a canvas ready to bring your dreams to life.

Don't miss this rare opportunity to own a piece of Montana's legendary wilderness. Contact us today for a private tour!

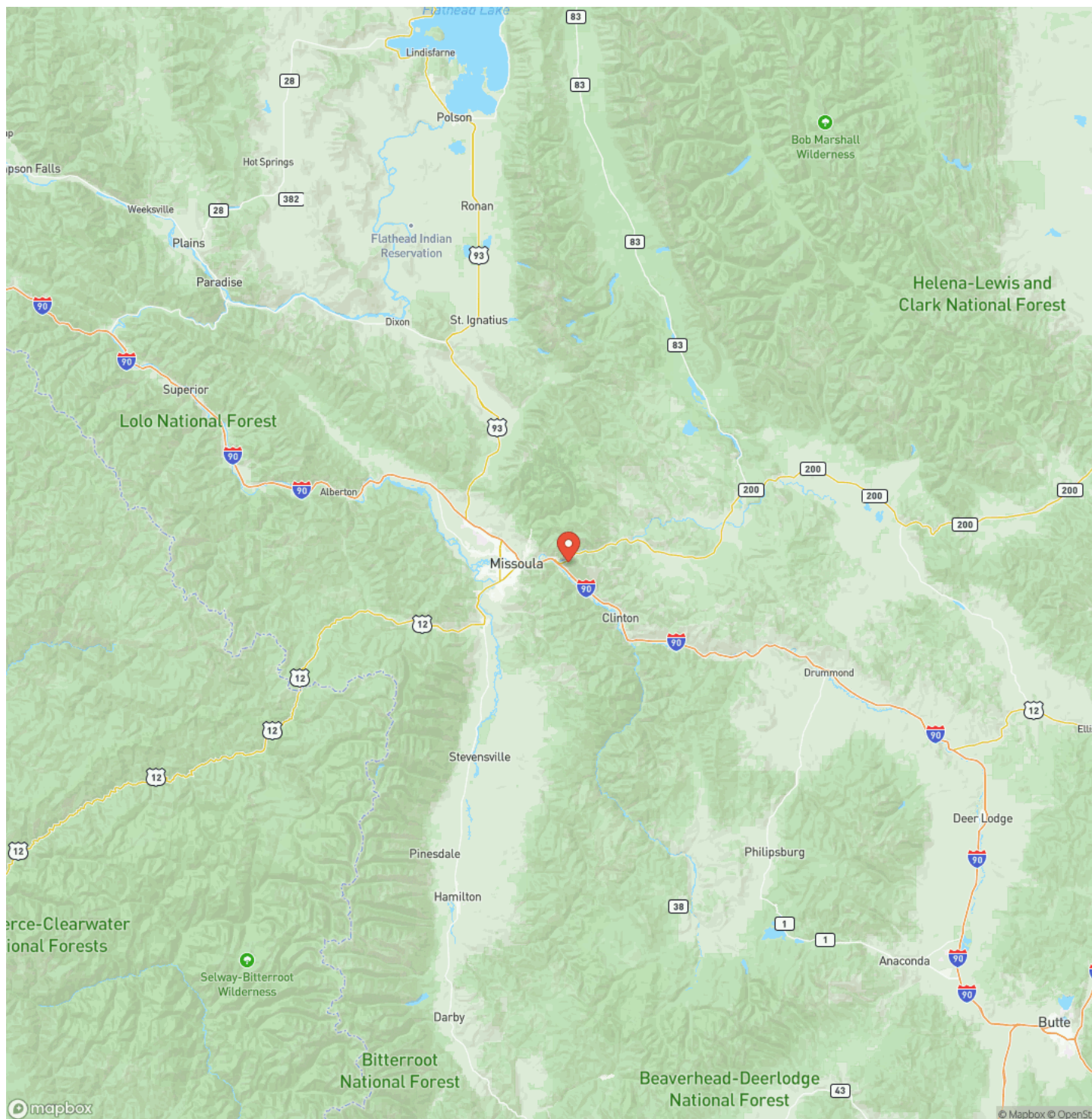




Locator Map



Locator Map

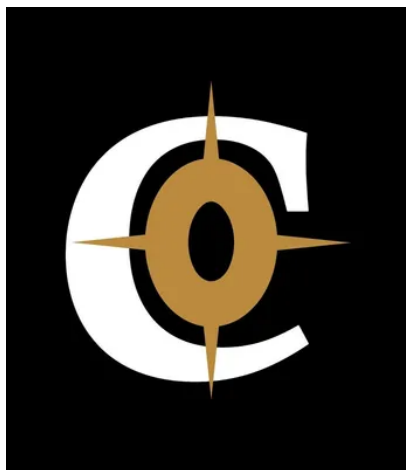


Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Compass West Land Sales

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Email

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Address

City / State / Zip

NOTES

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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