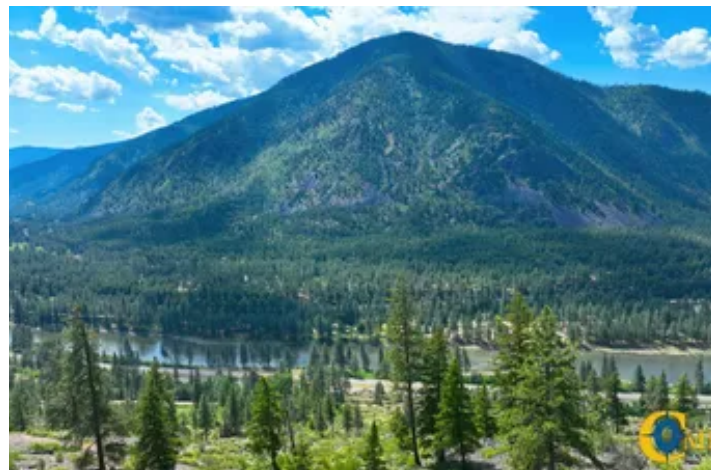


W MOUNTAIN CREEK 2
County Road
Alberton, MT 59820

\$575,000
225± Acres
Mineral County



W MOUNTAIN CREEK 2

Alberton, MT / Mineral County

SUMMARY

Address

County Road

City, State Zip

Alberton, MT 59820

County

Mineral County

Type

Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude

47.02943031 / -114.5425928

Acreage

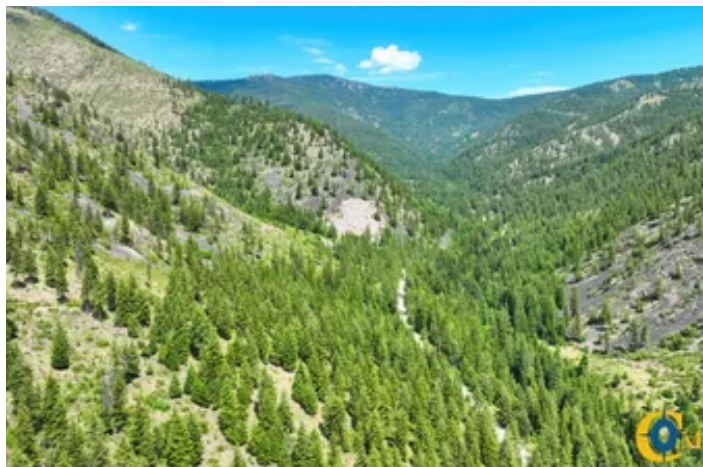
225

Price

\$575,000

Property Website

<https://compasslandpartners.com/property/w-mountain-creek-2-mineral-montana/91209/>



W MOUNTAIN CREEK 2

Alberton, MT / Mineral County

PROPERTY DESCRIPTION

W Mountain Creek 2 is a +/- 225-acre mountain tract located outside the quiet town of Alberton, Montana. The property combines convenient infrastructure access with authentic Northwest Montana character and exceptional privacy.

Road Frontage & Infrastructure

Paved Road Access: County-maintained road provides year-round frontage access

Power Available: Electrical service runs along the property frontage

Development Ready: Infrastructure in place ensures ease of development while maintaining seclusion

Land Features & Development Potential

Terrain: Mix of sloped mountain ground and usable level acreage

Building Sites: Suitable areas for primary home or seasonal retreat construction

Scenic Views: Clark Fork River views provide rare scenic backdrop with paved access

Proximity to Larger Towns

Missoula Access: 30 minutes to Missoula and Missoula International Airport

Urban Amenities: Top-tier medical care, shopping, and dining options nearby

Cultural Activities: Live music venues, university sports, local ski hill, and vibrant arts scene

Airport Convenience: Direct access to regional and national travel connections

Investment Highlights

Prime road frontage: Paved, county-maintained access with power availability

Development potential: Level building sites with infrastructure and scenic river views

Public land access: Direct connection to Forest Service property for expanded recreation

Proximity advantage: 30 minutes to Missoula's amenities while maintaining mountain privacy

Year-round access: Paved road ensures reliable access in all seasons

Recreational paradise: Hunting, hiking, and water recreation at your doorstep

Summary

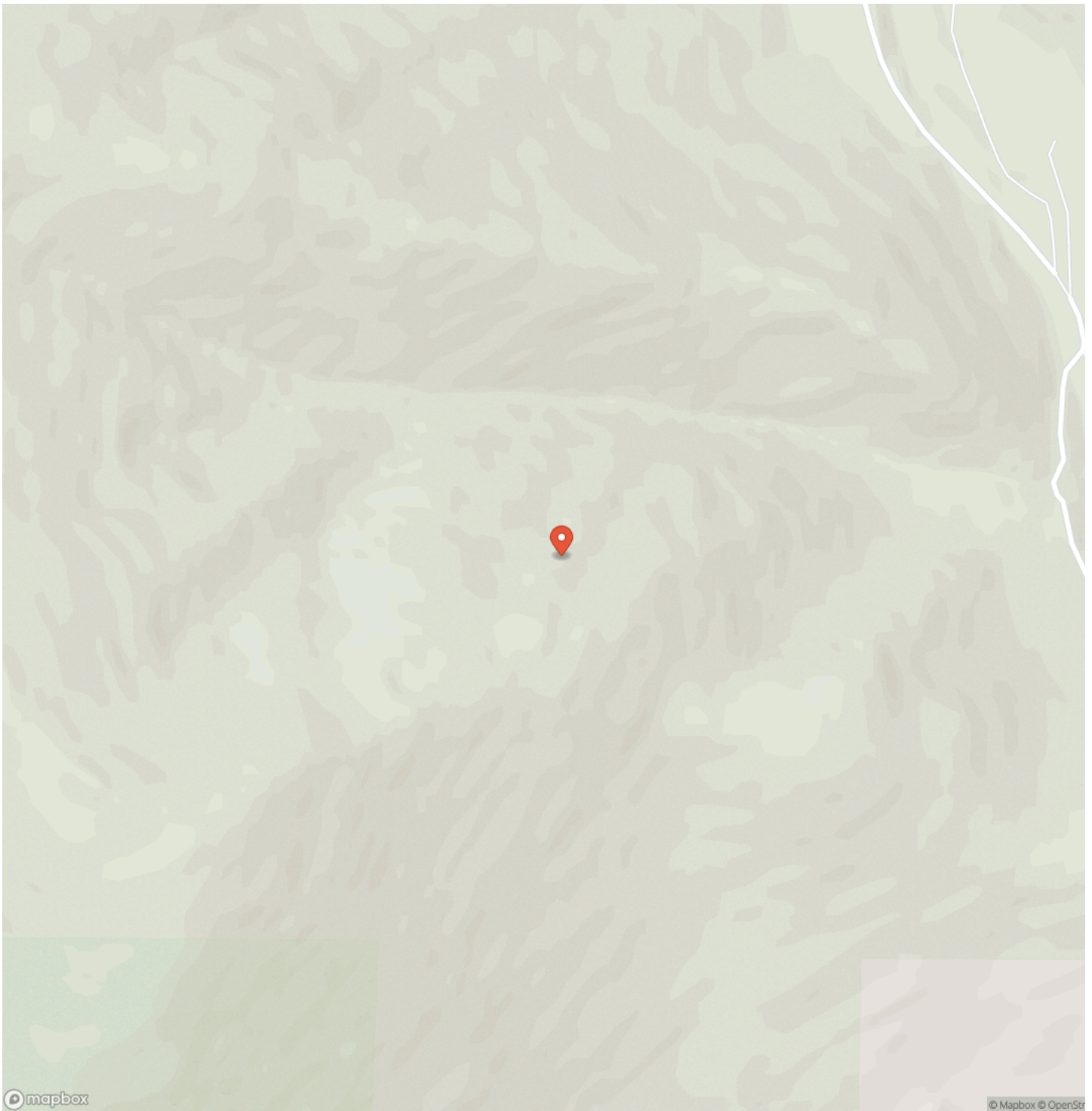
This property delivers the key features: excellent road frontage, development potential, and strategic proximity to larger towns, all while offering the rugged mountain character that defines premium Northwest Montana real estate.



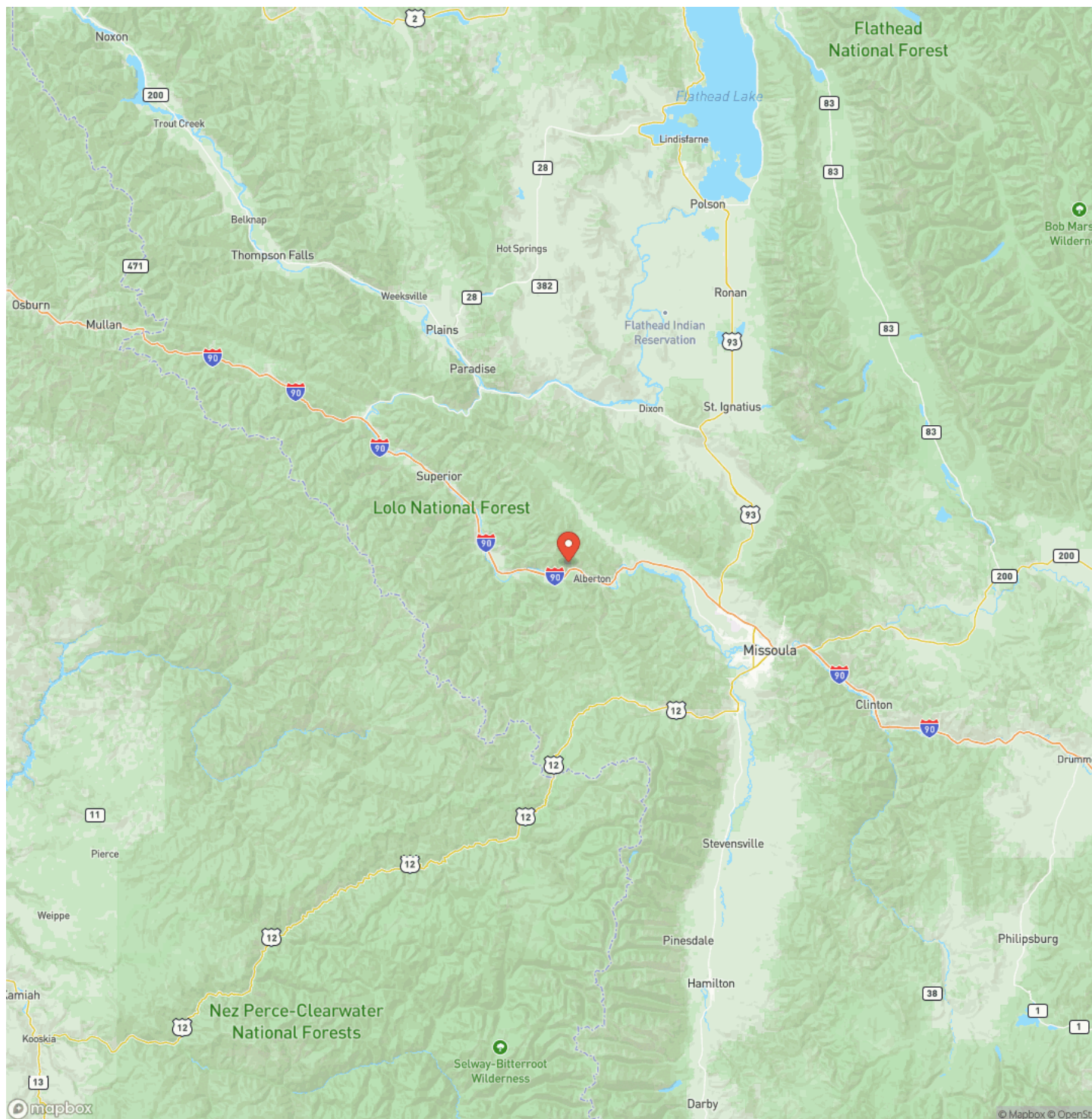
W MOUNTAIN CREEK 2
Alberton, MT / Mineral County



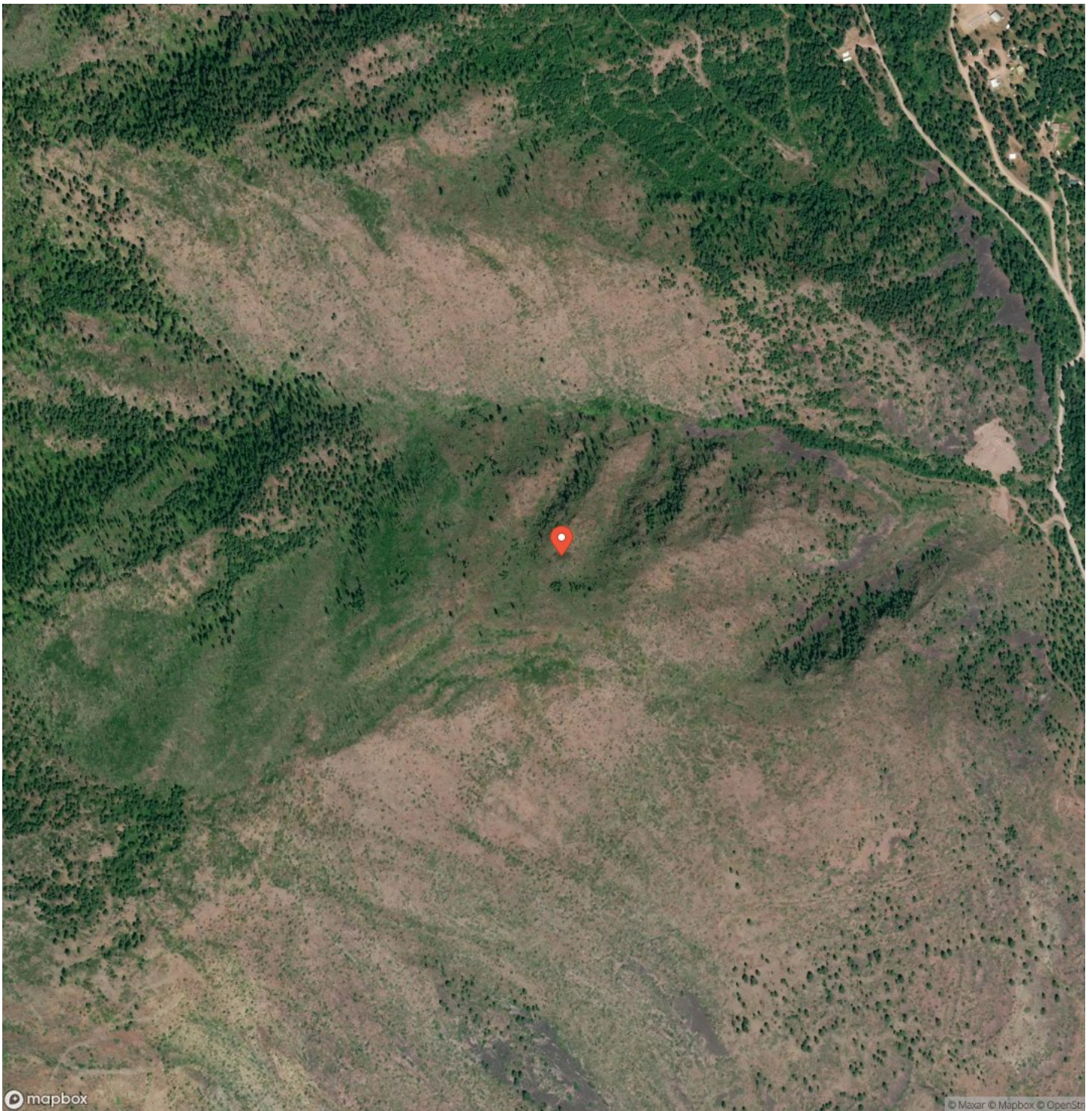
Locator Map



Locator Map



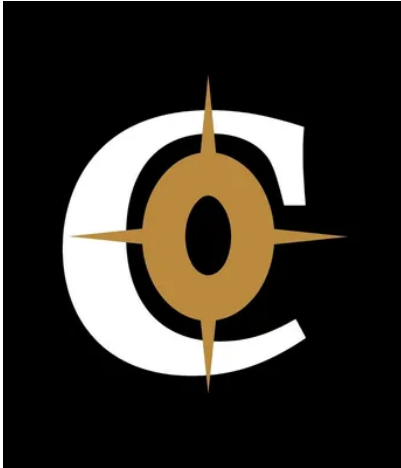
Satellite Map



W MOUNTAIN CREEK 2
Alberton, MT / Mineral County

LISTING REPRESENTATIVE

For more information contact:



Representative

Compass West Land Sales

Mobile

(800) 731-2278

Office

(800) 731-2278

Email

landsales@compasswestland.com

Address

City / State / Zip

NOTES



This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://compasslandpartners.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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