

W MOUNTAIN CREEK 3
Paved Road Access
Alberton, MT 59820

\$343,000
103± Acres
Mineral County



W MOUNTAIN CREEK 3

Alberton, MT / Mineral County

SUMMARY

Address

Paved Road Access

City, State Zip

Alberton, MT 59820

County

Mineral County

Type

Recreational Land, Hunting Land

Latitude / Longitude

47.03088314 / -114.52878846

Acreage

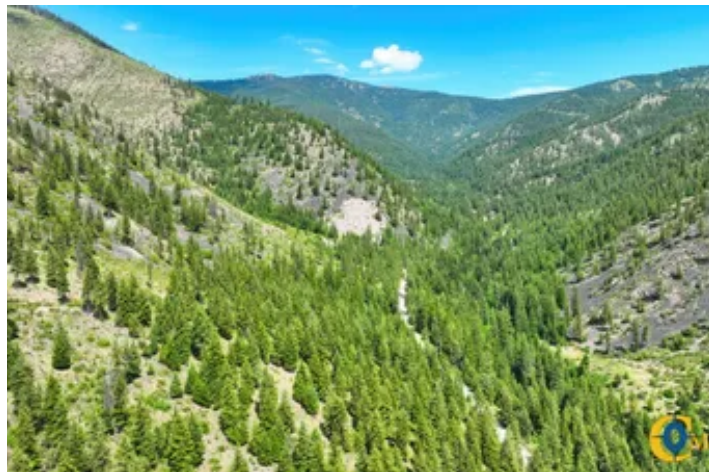
103

Price

\$343,000

Property Website

<https://compasslandpartners.com/property/w-mountain-creek-3-mineral-montana/91210/>



W MOUNTAIN CREEK 3

Alberton, MT / Mineral County

PROPERTY DESCRIPTION

W Mountain Creek 3 is a +/- 103-acre mountain tract tucked into the hills above Alberton, Montana. The property offers exceptional privacy without isolation, providing the perfect escape with modern conveniences off-the-beaten-path.

Road Frontage & Infrastructure

Paved Road Access: Rare year-round paved road access to mountain property

Power Available: Electrical service runs to the property line

Connectivity: Modern infrastructure ensures development ease while maintaining seclusion

Water Feature & Natural Resources

Year-Round Creek: West Mountain Creek flows through the property

Water Security: Reliable water source for development and recreational use

Natural Setting: Creek provides peaceful water features and wildlife habitat

Land Features & Development Potential

Terrain: Mix of steep mountain slopes with usable level areas

Building Sites: Sufficient usable acreage supports small cabin or seasonal getaway construction

Privacy: Secluded setting ideal for retreat or primary mountain residence

Public Land Access & Recreation

Forest Service Boundary: Property borders Forest Service land for direct public access

Recreational Opportunities: Thousands of acres of mountain terrain for hunting, hiking, and exploration

Water Recreation: Minutes from Clark Fork River for fly fishing, floating, and riverfront activities

Proximity to Larger Towns

Missoula Access: 30 minutes to Missoula and Missoula International Airport

City Amenities: Full access to dining, entertainment, healthcare, and university events

Outdoor Recreation: Snowbowl Ski Area and year-round mountain activities nearby

Airport Convenience: Regional and national travel connections within 30 minutes

Investment Highlights

Rare infrastructure access: Year-round paved roads and power to mountain property

Water security: Year-round creek provides reliable water source

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



Development ready: Usable building sites with modern utilities available

Strategic location: 30 minutes to Missoula amenities while maintaining mountain privacy

Recreational paradise: Creek, river, and mountain access all within minutes

Summary

This property delivers all the essential features: reliable road access, proximity to larger towns, and exceptional recreational opportunities, all while offering the mountain seclusion that defines premium Montana real estate. Contact us today to schedule a showing with one of our agents.



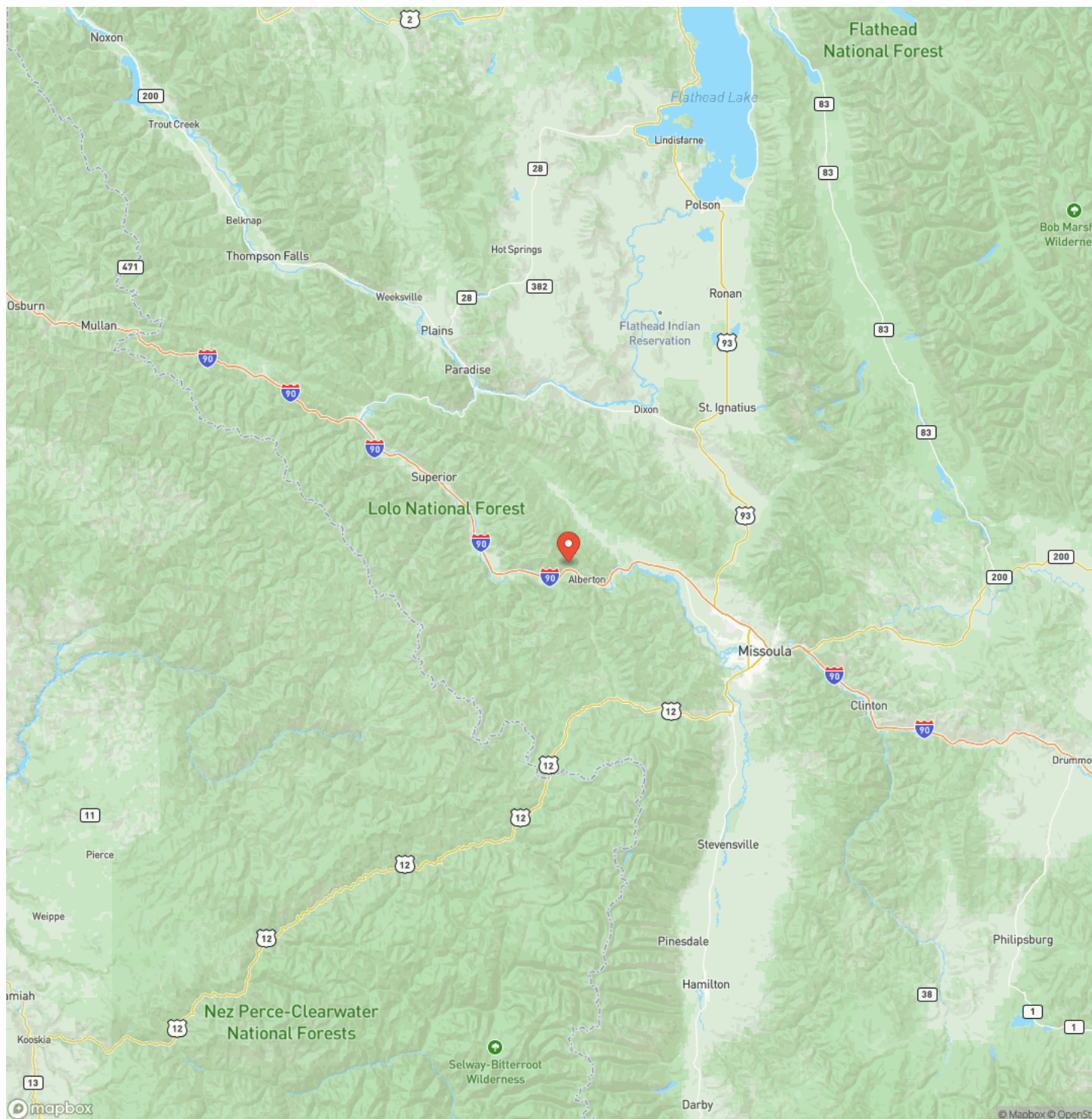
W MOUNTAIN CREEK 3
Alberton, MT / Mineral County



Locator Map



Locator Map



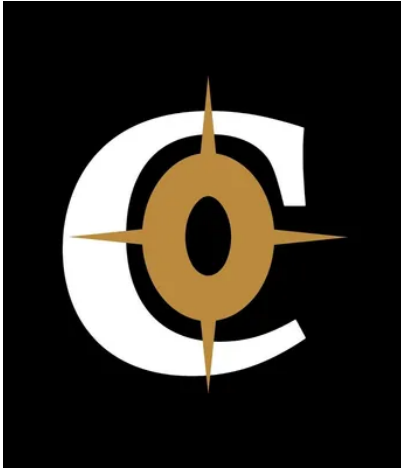
Satellite Map



W MOUNTAIN CREEK 3
Albertyn, MT / Mineral County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

City / State / Zip

NOTES



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