

2167 MT HIGHWAY 28
2167 MT HIGHWAY 28
Hot Springs, MT 59845

\$599,000
76± Acres
Sanders County



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Hot Springs, MT / Sanders County

SUMMARY

Address

2167 MT HIGHWAY 28

City, State Zip

Hot Springs, MT 59845

County

Sanders County

Type

Residential Property, Farms, Recreational Land, Undeveloped Land

Latitude / Longitude

47.64805208 / -114.62647049

Dwelling Square Feet

1092

Bedrooms / Bathrooms

2 / 1

Acreage

76

Price

\$599,000

Property Website

<https://compasslandpartners.com/property/2167-mt-highway-28-sanders-montana/91206/>



PROPERTY DESCRIPTION

Premium Farmstead with Commercial Development Potential

A +/- 65-acre irrigated farmstead awaits at 2167 Mt Highway 28. The property offers exceptional versatility for equestrian operations, homesteading, or commercial development. With paved road frontage directly on Highway 28 just outside Hot Springs, the land provides immediate access to nearby towns while maintaining rural privacy.

Land & Water Resources

- **Acreage:** 65± irrigated acres
- **Irrigation System:** Three wheel lines plus hand line
- **Water Rights:** Three allocations (domestic, garden, livestock) up to 100 GPM
- **Water Features:** Seasonal stream, Lower Line Reservoir access
- **Crops:** Established alfalfa and grass mixes, buffalo blend on north section

Development Potential

Commercial Ready: Direct Highway 28 frontage provides prime commercial visibility and access.

Residential Options: Central building site offers 360-degree mountain views with excellent potential for custom home construction.

Agricultural Use: Productive irrigated ground supports livestock operations with existing corral and fencing infrastructure.

Existing Structures

- 40x72 Insulated Shop
- Recent updates with commercial-grade features
- 220 amp electrical service for commercial applications
- 30 and 50 amp RV hookups
- Walk-in cooler facility
- Plumbed for radiant floor heating
- Loft area above office space

Historic Farmhouse (Circa 1910)

- 2-bedroom, 1-bath configuration
- Currently under renovation with quality upgrades



- New kitchen featuring real wood cabinets and butcher block counters
- Recent improvements: flooring, drywall, wiring, Pella windows
- Wood stove primary heat, electric backup
- 8 GPM three-stage water filtration system

Additional Buildings

- Detached 24x36 garage
- Various outbuildings for livestock and equipment

Location Advantages

- **Highway Access:** Direct Highway 28 frontage
- **Proximity to Towns:** Just outside Hot Springs
- **Regional Access:** Under 2 hours to Missoula and Kalispell
- **Recreation:** Near Flathead Lake and Polson
- **No Restrictions:** No covenants, codes, restrictions, or HOA

Natural Features & Wildlife

Scenic Views: 360-degree mountain vistas throughout property

New Orchard: Apple, cherry, peach, and apricot trees recently planted

Wildlife: Upland game birds (pheasants, Hungarian partridge, grouse), whitetail deer, and turkeys

Investment Highlights

- **Triple-use potential:** Residential, agricultural, and commercial applications
- **Established infrastructure:** Irrigation, utilities, and buildings in place
- **Strategic location:** Highway frontage with town proximity
- **Water security:** Multiple water rights and reliable irrigation
- **No development restrictions:** Maximum flexibility for future use

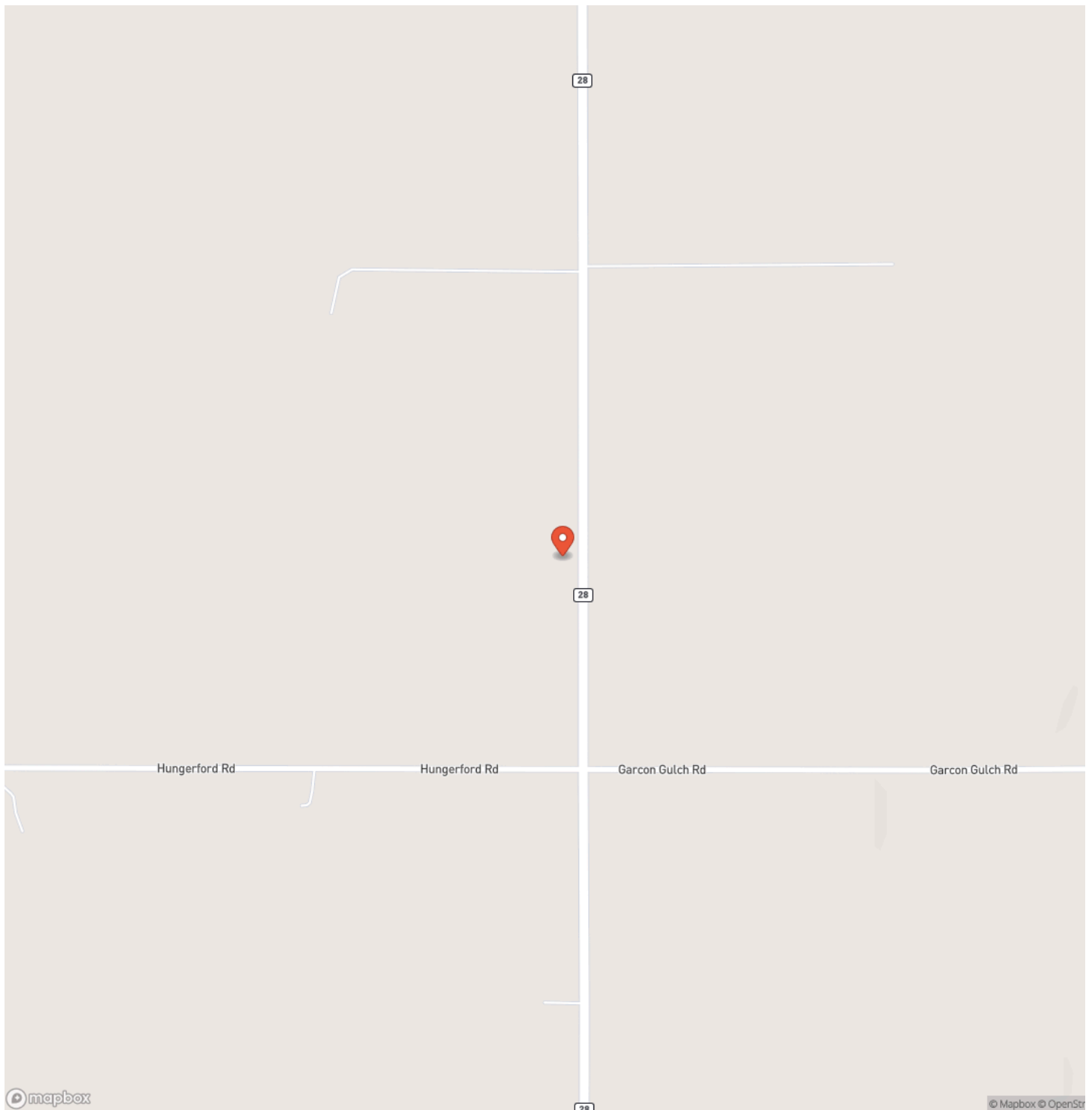
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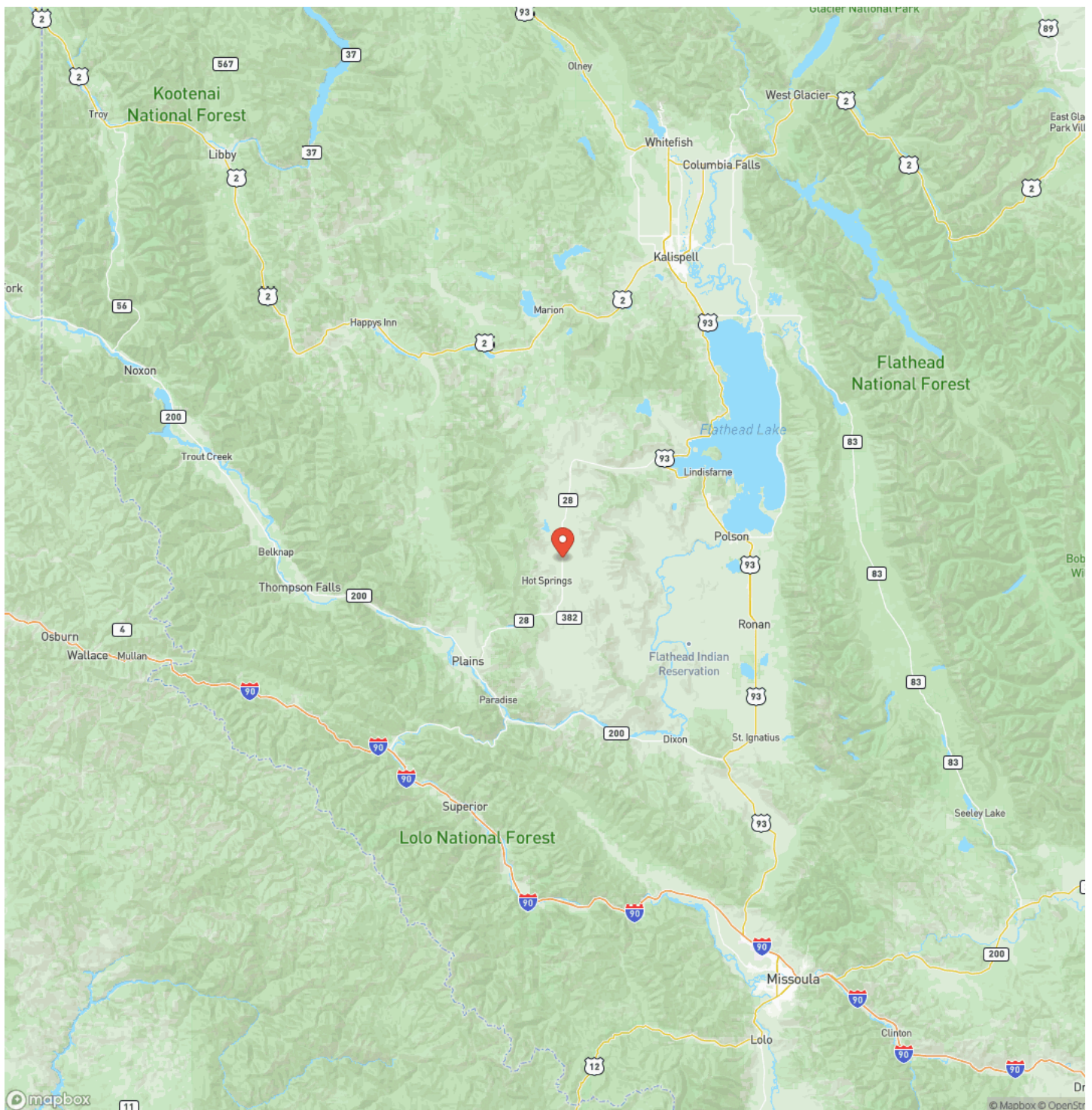




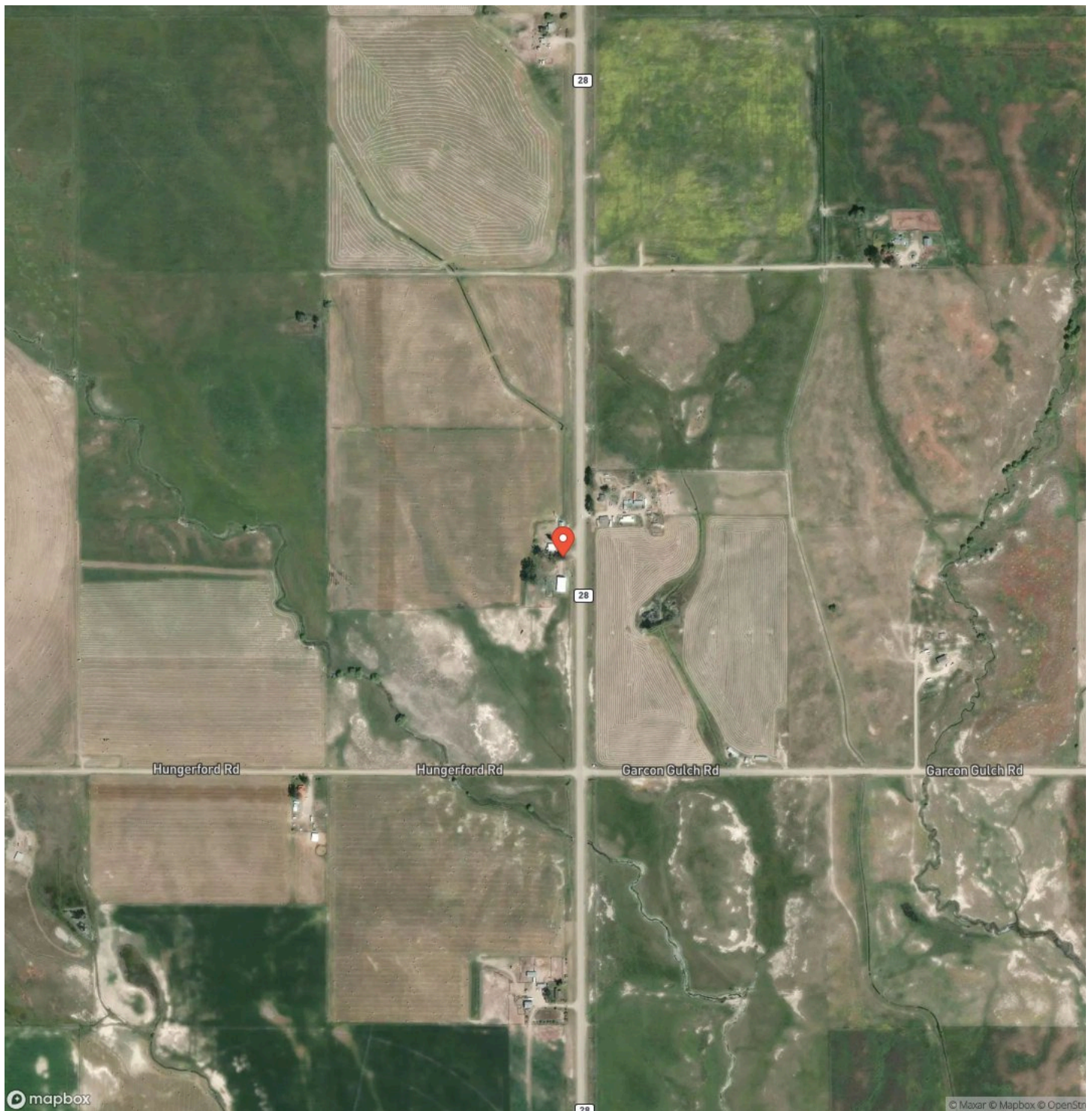
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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NOTES



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