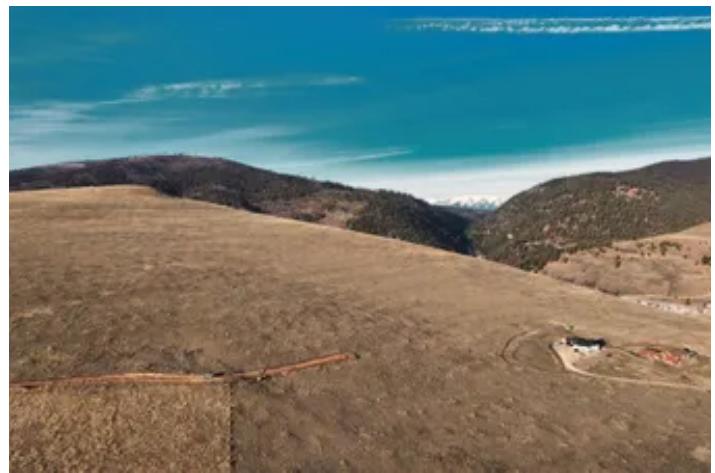


**Sweet Pea Way Tract**  
**Sweet Pea Way**  
**Missoula, MT 59808**

**\$300,000**  
**20± Acres**  
**Missoula County**



**Sweet Pea Way Tract**  
**Missoula, MT / Missoula County**

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**SUMMARY**

**Address**

Sweet Pea Way

**City, State Zip**

Missoula, MT 59808

**County**

Missoula County

**Type**

Undeveloped Land

**Latitude / Longitude**

46.984159 / -114.141938

**Acreage**

20

**Price**

\$300,000

**Property Website**

<https://compasslandpartners.com/property/sweet-pea-way-tract-missoula-montana/97096/>



**Sweet Pea Way Tract  
Missoula, MT / Missoula County**

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**PROPERTY DESCRIPTION**

Set on 20 acres overlooking the Missoula Valley, this exceptional parcel captures expansive southern views down the Bitterroot corridor.

The gently sloping terrain offers a strong mix of usable ground and elevation, making it well-suited for a custom home with a walk-out basement designed to take full advantage of the scenery.

The property includes an existing well (well logs unavailable), with power needing to be brought to the site-allowing a buyer to thoughtfully plan infrastructure alongside their build.

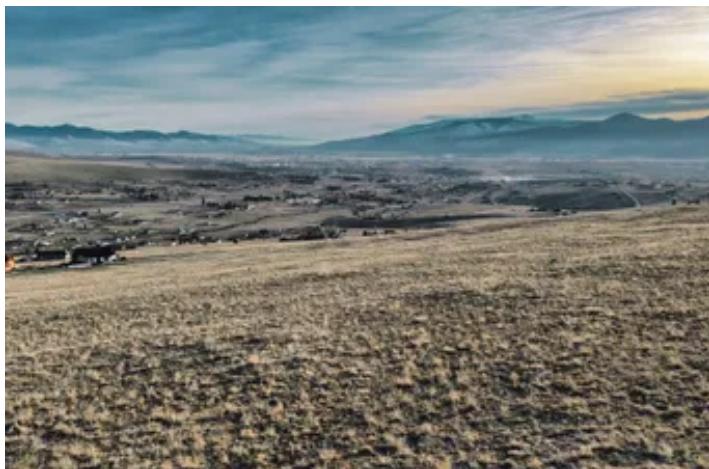
The elevated setting provides privacy and space while remaining conveniently close to town, just 10 minutes from Missoula International Airport and approximately 20 minutes to downtown Missoula.

Whether you're envisioning a private Montana retreat or a thoughtfully designed primary residence, this land offers the rare combination of acreage, views, and proximity that is increasingly hard to find in the Missoula area.

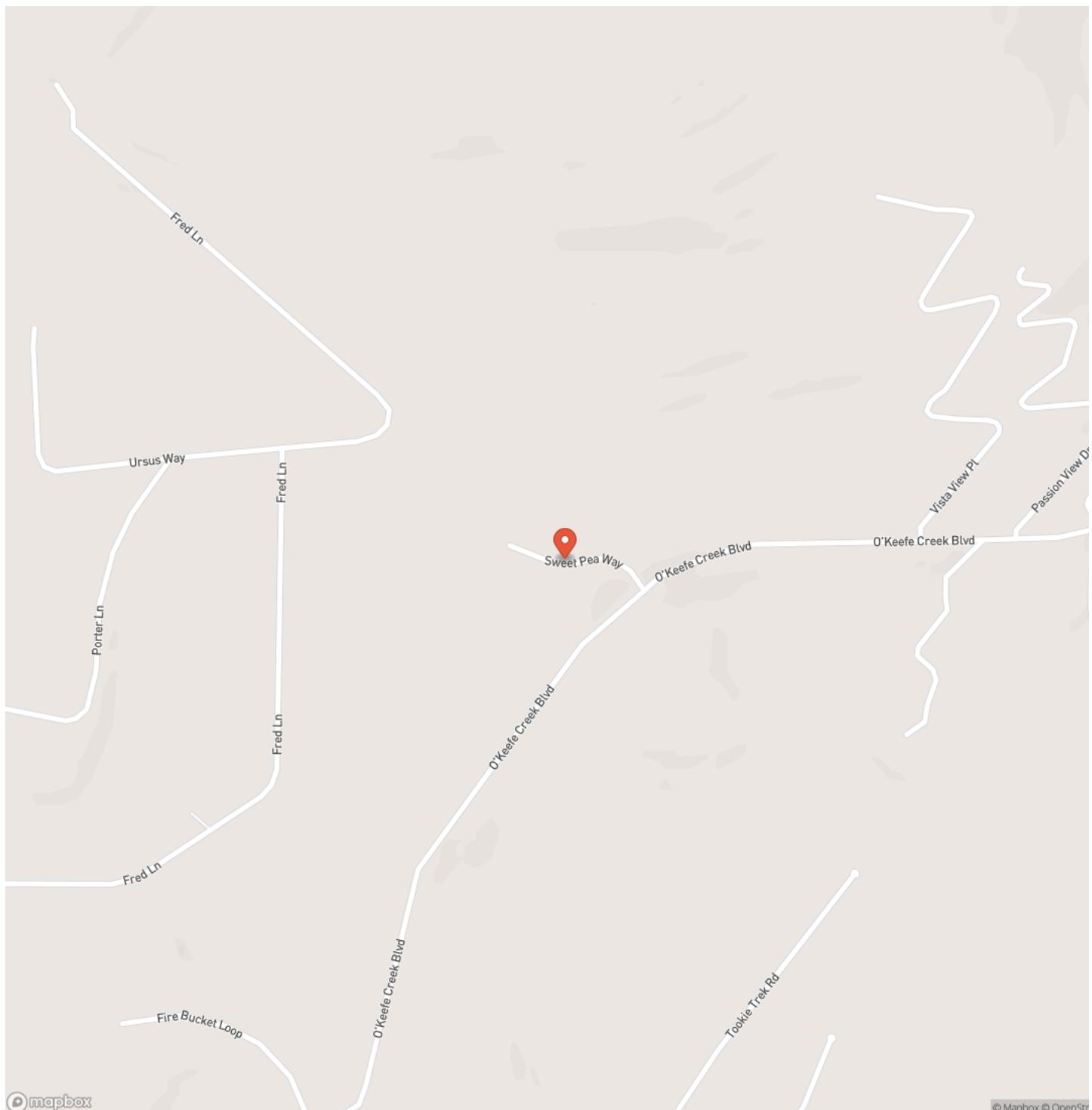


**Sweet Pea Way Tract**  
**Missoula, MT / Missoula County**

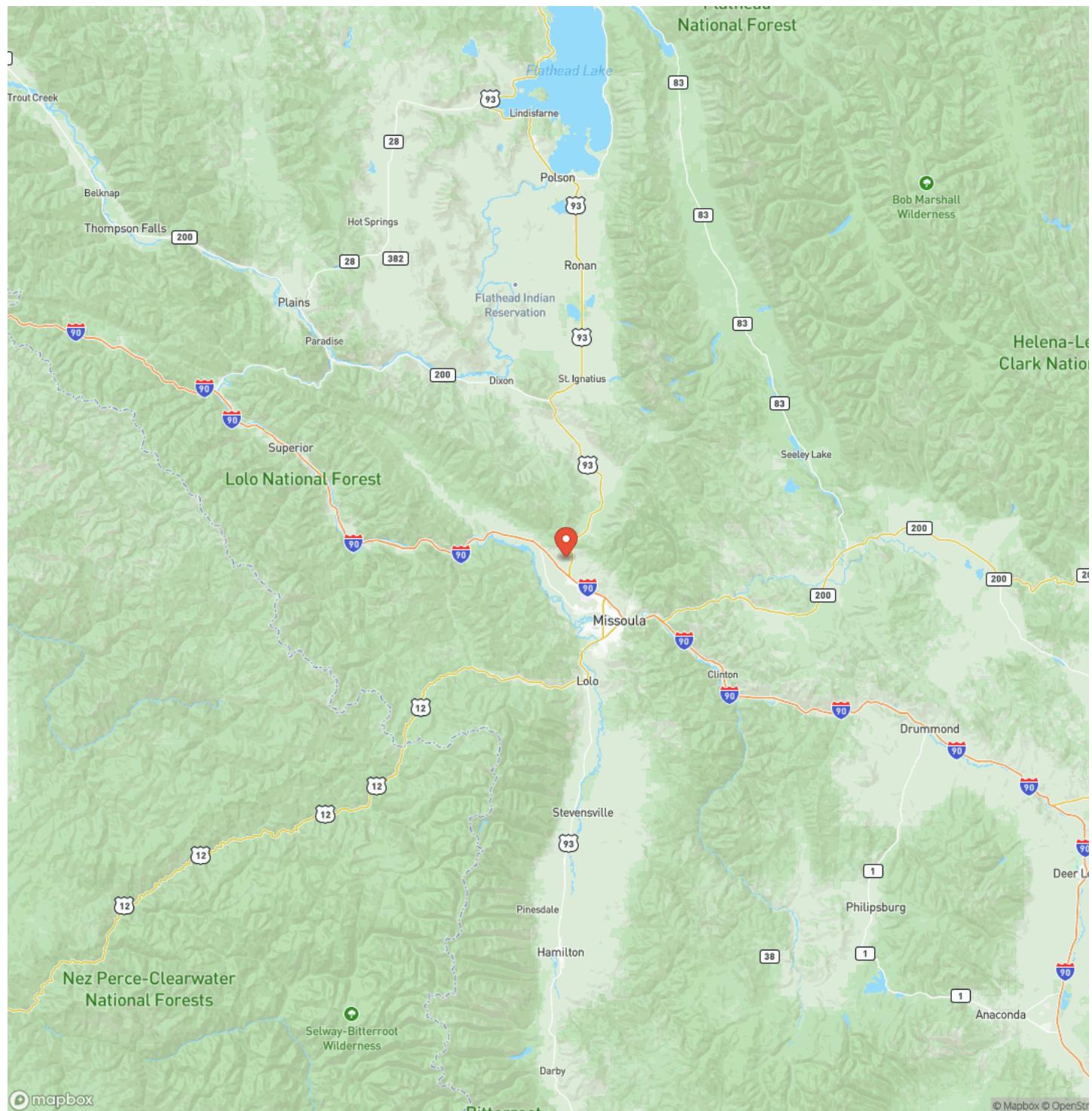
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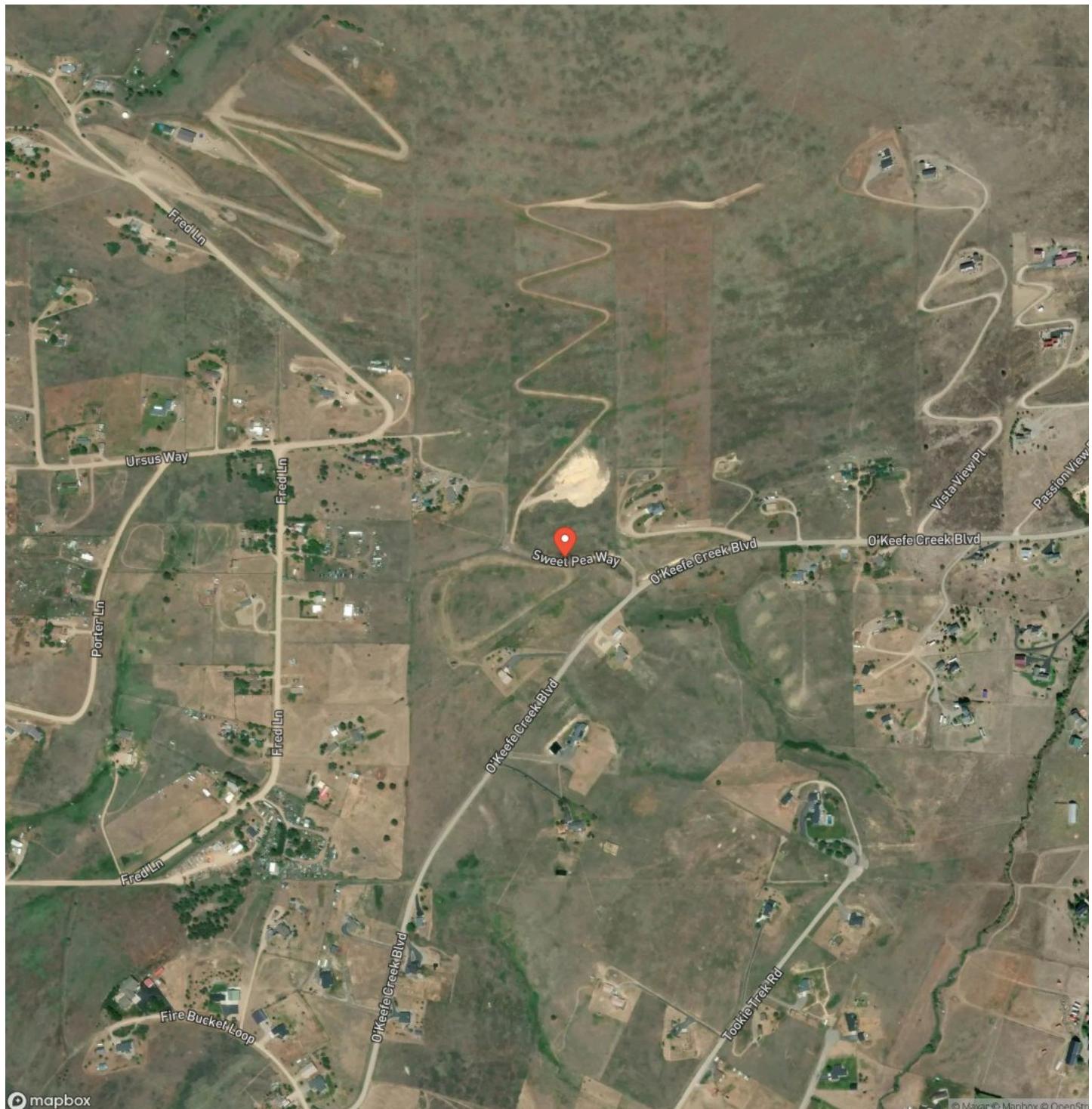
## Locator Map



## Locator Map



## Satellite Map



## **Sweet Pea Way Tract Missoula, MT / Missoula County**

## **LISTING REPRESENTATIVE**

**For more information contact:**



## Representative

Tanner Rauk

## Mobile

(406) 830-6989

## Office

(406) 830-6989

## Email

tanner@compasswestland.com

## Address

**City / State / Zip**

## NOTES



## **MORE INFO ONLINE:**

<https://compasslandpartners.com/>

## NOTES



## **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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