



Recreation | Conservation | Long-Term Ownership

Lolo Forestlands

±5,253 Acres | Mineral County, Montana

PRESENTED BY COMPASS WEST LAND SALES

Property Highlights



Property Highlights

01 Scale & Configuration <i>±5,253 GIS acres across 9 contiguous tracts and 22 legal parcels in Mineral County, Montana.</i>	02 Water Features <i>One tract features Clark Fork River frontage, with several seasonal and year-round creeks throughout the offering.</i>	03 Public Land Access <i>Nearly all tracts border public lands, creating direct access to the Lolo National Forest and surrounding recreation.</i>
04 Access & Internal Roads <i>Historically managed as timberland, the properties include established internal roads, gated entry points, and Forest Service road access.</i>	05 Recreation & Wildlife <i>A strong recreational landscape for hunting, fishing, hiking, ATV riding, and exploring, with habitat for deer, elk, black bear, and mountain lion.</i>	06 Legacy & Investment Potential <i>A rare Northwest Montana holding with potential for recreation, conservation, long-term timberland ownership, HBU opportunity, and generational stewardship.</i>

The Offering



Compass West Land Sales is pleased to introduce Lolo Forestlands, one of Northwest Montana's largest and most unique large-acreage offerings, totaling approximately 5,253 acres in 9 tracts located in Mineral County, Montana.

Lolo Forestlands features a diverse landscape of steep, timbered hillsides and gently rolling open hills, providing a mix of terrains to suit various preferences. Whether you're overlooking the famous Clark Fork River or the surrounding Bitterroot mountains, you're guaranteed some of the best views in the area. The package is dotted with numerous year-round and seasonal creeks, as well as some tracts having Clark Fork River frontage. There are well maintained roads that offer great access with some properties having access challenges.

Historically managed as timberland, Lolo Forestlands has excellent internal road systems that navigate throughout every property. Nearly all tracts border public lands, offering endless recreational opportunities, including hunting, fishing, hiking, and ATV riding. These properties are renowned for some of the best hunting grounds in the region, home to a variety of wildlife, including mule and whitetail deer, elk, black bears, and mountain lions.

Lolo Forestlands are located just off I-90 in or near the small, quaint river town of Superior Montana. Approximately 1-hour from Missoula proper and Missoula International Airport, these properties provide easy access for both in-state and out-of-state travel, and access to fantastic restaurants and modern amenities within a reasonable drive. Additionally, it's only 90 minutes from Coeur d'Alene, known for its world-class golf courses and vibrant lake life.

Opportunities for the investor include conservation, HBU development, and long-term timber holdings. Lolo Forestlands are currently unencumbered by easements, having the potential to offer conservation opportunities for the right buyer. Additionally, with convenient access to I-90 and 22 legal parcels, there is also development/HBU opportunity. The timber is of marginal value but could hold value for the long-term investor seeking to pass assets to future generations.

Lolo Forestlands is a prime opportunity for those seeking a vast, versatile, and breathtaking piece of Montana's wilderness with excellent long-term value. Whether for personal use or investment, this property offers unparalleled access to the natural beauty and recreational activities that Montana is famous for.

Location Overview



Lolo Forestlands is positioned in Mineral County, Montana, in and around the Clark Fork River corridor near Superior. Located within reach of I-90, the offering benefits from a strong balance of mountain privacy, regional access, and proximity to some of the most desirable recreation and lifestyle destinations in the Northern Rockies.

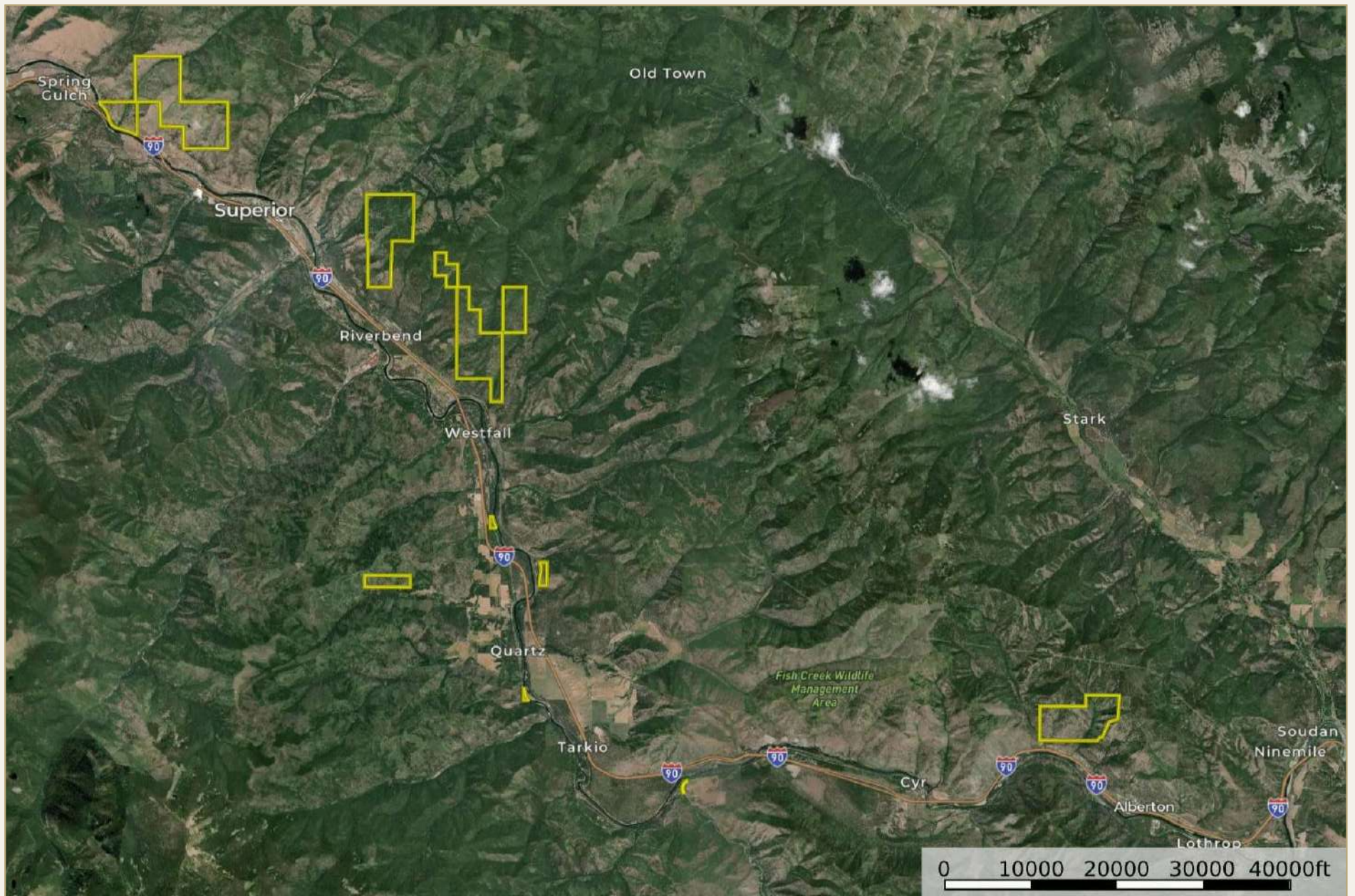
Missoula serves as the primary regional hub for Western Montana, offering restaurants, lodging, healthcare, shopping, professional services, and a strong outdoor culture centered around the Clark Fork River and surrounding mountain ranges. The city is known for its walkable downtown, local dining, University of Montana presence, riverfront trails, live music, arts, events, and year-round recreation. Missoula Montana Airport provides convenient air service for both in-state and out-of-state travel.

To the west, Coeur d'Alene offers one of the Inland Northwest's most recognized lake communities, with boating, golf, dining, shopping, resort amenities, and access to Lake Coeur d'Alene. The area is known for its lake lifestyle, vibrant downtown, and established tourism and recreation appeal.

Lolo Forestlands offers the rare ability to own private Montana timberland and recreational ground while remaining connected to small-town services in Superior, regional amenities in Missoula, and broader lifestyle and travel options in Coeur d'Alene.



Package Map



Parcel Overview

Tract 1

Geocode	Legal Parcel	Acre
54-2423-05-1-01-02-0000	S05, T15 N, R25 W, ACRES 14.6, GOV LOT 2	14.6

Tract 2

Geocode	Legal Parcel	Acre
54-2423-09-1-01-01-0000	S09, T15 N, R25 W, ACRES 50.44, E2NE4, E OF RR ROW	50.44

Tract 3

Geocode	Legal Parcel	Acre
54-2422-12-1-01-01-0000	S12, T15 N, R26 W, C.O.S. 640B, ACRES 160, S1/2N1/2	160

Tract 4

Geocode	Legal Parcel	Acre
54-2423-21-4-03-01-0000	S21, T15 N, R25 W, ACRES 7.9, GOVT LOT 6	7.9

Tract 5

Geocode	Legal Parcel	Acre
54-2424-31-4-01-02-0000	S31, T15 N, R24 W, ACRES 3.3, PORTION OF GOVT LOT 7	3.3

Tract 6

Geocode	Legal Parcel	Acre
54-2425-28-2-01-01-0000	S28, T15 N, R23 W, ACRES 480, SE4, SW4, S2N2	471.42
54-2425-27-2-01-01-0000	S27, T15 N, R23 W, C.O.S. 691, ACRES 61.88, S2N2 AND S2 TRACT 4	61.88
54-2525-24-2-01-20-0000	S27, T15 N, R23 W, C.O.S. 691, ACRES 61.88, S2N2 AND S2 TRACT 4	61.88
54-2425-27-1-01-01-0000	S27, T15 N, R23 W, C.O.S. 691, ACRES 233.21, N2N2 TRACT 2	233.21

**Continued on next page*

Parcel Overview Continued

Tract 7

Geocode	Legal Parcel	Acres
54-2631-19-1-01-01-0000	S19, T17 N, R26 W, ACRES 220.06, NE4, PART OF NE4NW4, PART OF SE4NW4, NE4SE4 LESS R/W, PART OF NW4SE4	198.192
54-2631-17-1-01-01-0000	S17, T17 N, R26 W, ACRES 640, ALL SEC 17	619.834
54-2631-20-1-01-01-0000	S20, T17 N, R26 W, ACRES 173.84, NE4	173.84
54-2631-21-1-01-01-0000	S21, T17 N, R26 W, ACRES 570.66, N2, SE4, E2SW4	570.66
54-2631-21-1-01-02-0000	S21, T17 N, R26 W, ACRES 80, W2SW4	80

Tract 8

Geocode	Legal Parcel	Acres
54-2632-31-1-01-01-0000	S31, T17 N, R25 W, NE4 SEC 31-17-25	160
54-2632-31-2-01-01-0000	S31, T17 N, R25 W, GOVT LOTS 1,2,3,4 ANDE2W2, SE4 SEC 31 T 17R 25	496.48
54-2524-01-2-01-01-0000	S01, T16 N, R26 W, ACRES 321.5, W2	321.5

Tract 9

Geocode	Legal Parcel	Acres
54-2525-20-1-01-02-0000	S20, T16 N, R25 W, E2NE4	80
54-2525-17-1-01-01-0000	S17, T16 N, R25 W, ALL SEC 17	640
54-2525-08-2-01-01-0000	S08, T16 N, R25 W, GOVT LOTS 1,2,3,4 AND 5 AND NE4SW4	252.51
54-2525-09-2-01-01-0000	S09, T16 N, R25 W, W2	320
54-2525-06-1-01-02-0000	S06, T16 N, R25 W, GOVT LOT 7, SW4NE4, N2SE4	159.86

Land & Topography

Lolo Forestlands is defined by a diverse mountain landscape of steep timbered hillsides, rolling open ground, creek corridors, ridgelines, benches, and elevated view points. Across the offering, the terrain shifts from heavily forested slopes to more open areas, creating a varied ownership experience with both secluded timbered settings and expansive views.

The topography is one of the defining characteristics of the property. Certain tracts offer steep, rugged mountain ground suited for recreation, wildlife habitat, and privacy, while others include benches, saddles, shelves, and more usable terrain that may support cabin sites, staging areas, or future improvements, subject to buyer verification.

Views are found throughout the property, with select areas overlooking the Clark Fork River, the surrounding valley, nearby mountain ranges, and the broader Mineral County landscape. The combination of elevation change, timber cover, open hillsides, and water features gives Lolo Forestlands a strong sense of scale and natural variety.

Historically managed as timberland, the property also benefits from established internal road systems that help navigate portions of the terrain. These roads, along with gated entry points and nearby Forest Service road networks, provide practical access into a landscape that is otherwise rugged, private, and distinctly Northwest Montana.



Recreation & Wildlife

Lolo Forestlands offers a recreational landscape shaped by timbered mountainsides, creek corridors, public-land adjacency, and proximity to the Clark Fork River. With nearly all tracts bordering public lands and direct access to the surrounding Lolo National Forest, the offering provides a strong foundation for hunting, hiking, ATV riding, horseback riding, camping, and year-round exploration.

The nearby Clark Fork River adds another layer of recreational appeal. This portion of the Clark Fork is well known for its fishing, floating, rafting, and scenic river access, with opportunities to pursue species such as rainbow trout, brown trout, westslope cutthroat trout, mountain whitefish, and, in certain stretches, smallmouth bass and northern pike.

Located within Montana Fish, Wildlife & Parks Region 2, Mineral County is part of a broader western Montana region known for diverse wildlife and extensive public lands. Wildlife in and around the Lolo Forestlands area may include mule deer, whitetail deer, elk, black bear, mountain lion, wolves, moose, upland birds, and other native Montana species.

For the recreational buyer, the value of Lolo Forestlands extends beyond deeded acreage. The combination of private land, internal roads, creek systems, public-land boundaries, and nearby river recreation creates a rare opportunity to own a base for hunting, fishing, floating, hiking, and exploring the mountain landscape of Northwest Montana.



Conservation & Long-Term Stewardship



Lolo Forestlands offers a meaningful opportunity for a buyer seeking more than a short-term land acquisition. Historically managed as timberland, the property carries a practical land-management history while offering the scale, water, public-land adjacency, and natural character to support a range of long-term ownership goals.

With steep timbered hillsides, gently rolling open ground, year-round and seasonal creeks, Clark Fork River influence, and nearly all tracts bordering public lands, the offering has the core ingredients of a true Northwest Montana legacy holding. The established internal road systems further support continued management, recreation, and responsible access throughout the landscape.



For the right owner, potential paths may include private recreation, continued timberland ownership, conservation planning, habitat enhancement, or future highest-and-best-use opportunities. With convenient access to I-90, multiple legal parcels, and proximity to Superior, Missoula, and Coeur d'Alene, Lolo Forestlands provides both remote Montana character and long-term optionality.

This is a property that can be enjoyed, managed, and shaped over time. Whether held for recreation, investment, conservation-minded ownership, or generational stewardship, Lolo Forestlands represents a rare opportunity to guide the future of a significant Montana landholding.

Tract 1 Overview

Clark Fork 15

±15 Acres



Clark Fork 15 is a ±15-acre tract in Mineral County, Montana, located approximately 45 minutes from Missoula and about two hours from Coeur d'Alene. The property features Clark Fork River frontage and borders Forest Service land, creating a scenic river corridor setting with direct public-land adjacency. The tract is primarily steep terrain and currently has no legal access.

KEY FEATURES

- Approximately 45 Minutes from Missoula
- Approximately 2 Hours from Coeur d'Alene
- Clark Fork River Frontage
- Borders Forest Service Land
- Primarily Steep Terrain
- No Legal Access

Tract 2 Overview

Quartz Pasture

± 45 Acres



Quartz Pasture is a ±45-acre tract near Superior, Montana, located less than an hour from Missoula and approximately two hours from Coeur d'Alene. The property offers elevated views of the Clark Fork River and a quiet mountain setting adjoining both Lolo National Forest and State DNRC land.

The property is approached by traveling Holloway's Mountain View Road and Quartz Pasture FS Road 7751; however, there is currently no legal access to the tract. here are currently no utilities installed.

With public land adjacency, strong wildlife habitat, and views over the Clark Fork River corridor, Quartz Pasture offers a private recreational land opportunity near Superior for a buyer comfortable with the current access limitations.

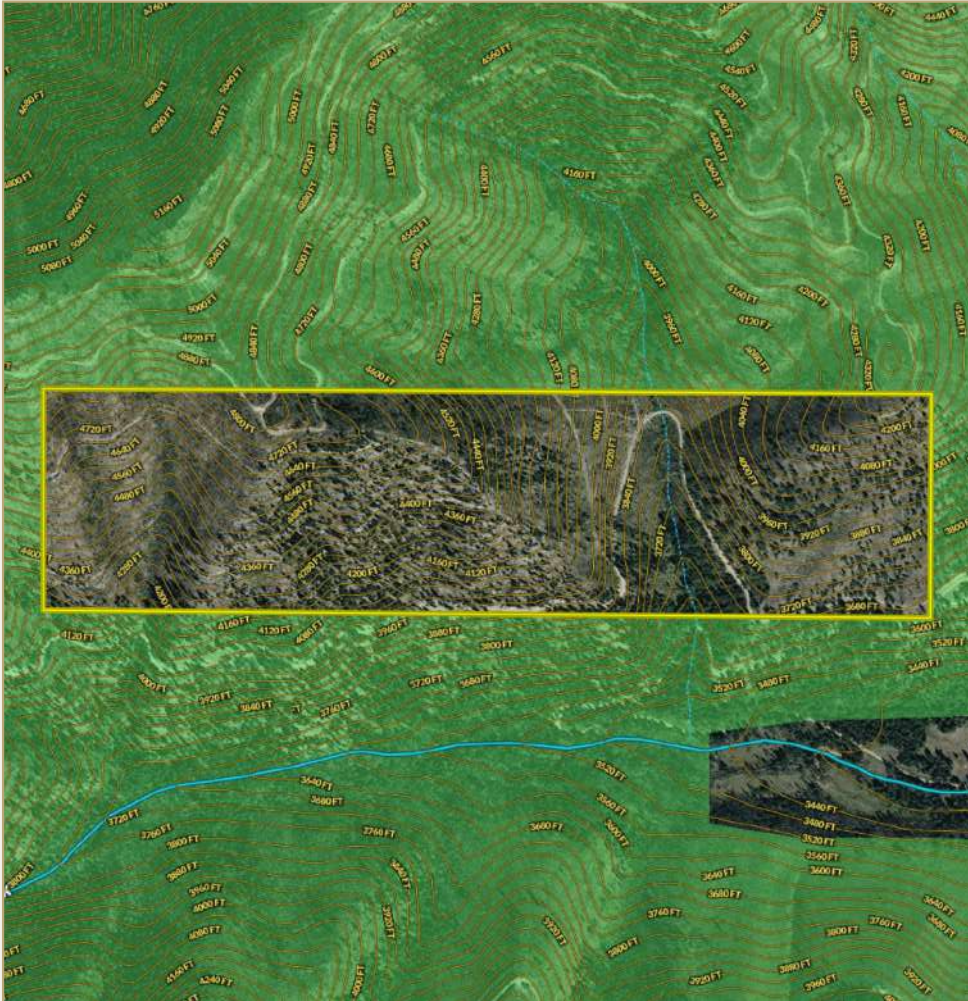
KEY FEATURES

- 45 Acres
- Clark Fork River Views
- Borders Lolo National Forest
- Borders State DNRC Land
- Wildlife Habitat

Tract 3 Overview

Sunrise Rd

± 160 Acres



Sunrise Rd is a ±160-acre property in Mineral County, Montana, located approximately one hour from Missoula and about two hours from Coeur d'Alene. Surrounded by Forest Service land on all four sides, the tract offers a private mountain setting with direct public-land adjacency.

The property is primarily steep terrain and is crossed by a Forest Service road. The tract was affected by wildfire several years ago, and portions of the landscape are now in a stage of natural regeneration. This mix of recovering vegetation, open areas, and surrounding forest can help create browse, edge habitat, and movement corridors for wildlife.

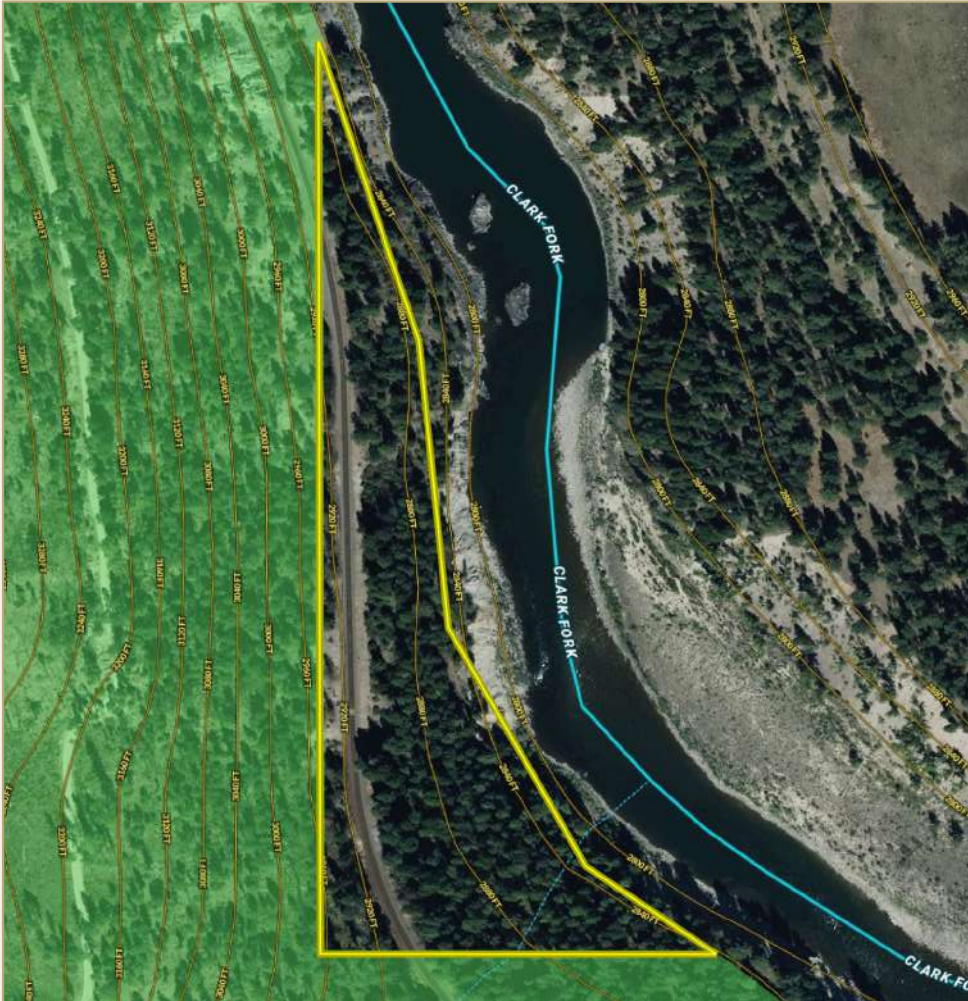
KEY FEATURES

- Surrounded by Forest Service on All Four Sides
- Forest Service Road Through the Property
- Primarily Steep Terrain
- Natural Regeneration / Wildlife Habitat

Tract 4 Overview

Clark Fork 8

±8 Acres



Clark Fork 8 is a ±8-acre property in Mineral County, Montana, located approximately one hour from Missoula and about two hours from Coeur d'Alene. The tract features Clark Fork River frontage, offering a scenic setting along one of Western Montana's most recognized river corridors.

The property currently has no legal access, and a railroad runs through the tract. With river frontage, a compact acreage footprint, and its position along the Clark Fork corridor, Clark Fork 8 offers a unique recreational landholding for a buyer comfortable with the current access limitations and existing railroad impact.

KEY FEATURES

- Clark Fork River Frontage
- Railroad Through the Property
- No Legal Access

Tract 5 Overview

Lower Fish Creek Rd

± 3 Acres



Lower Fish Creek Rd is a ±3-acre property in Mineral County, Montana, located approximately 45 minutes from Missoula and about two hours from Coeur d'Alene. The parcel is long, narrow, and curved in shape, positioned very close to the Clark Fork River.

The property is adjacent to Montana Fish, Wildlife & Parks ground, adding to its recreational setting and proximity to nearby public land.

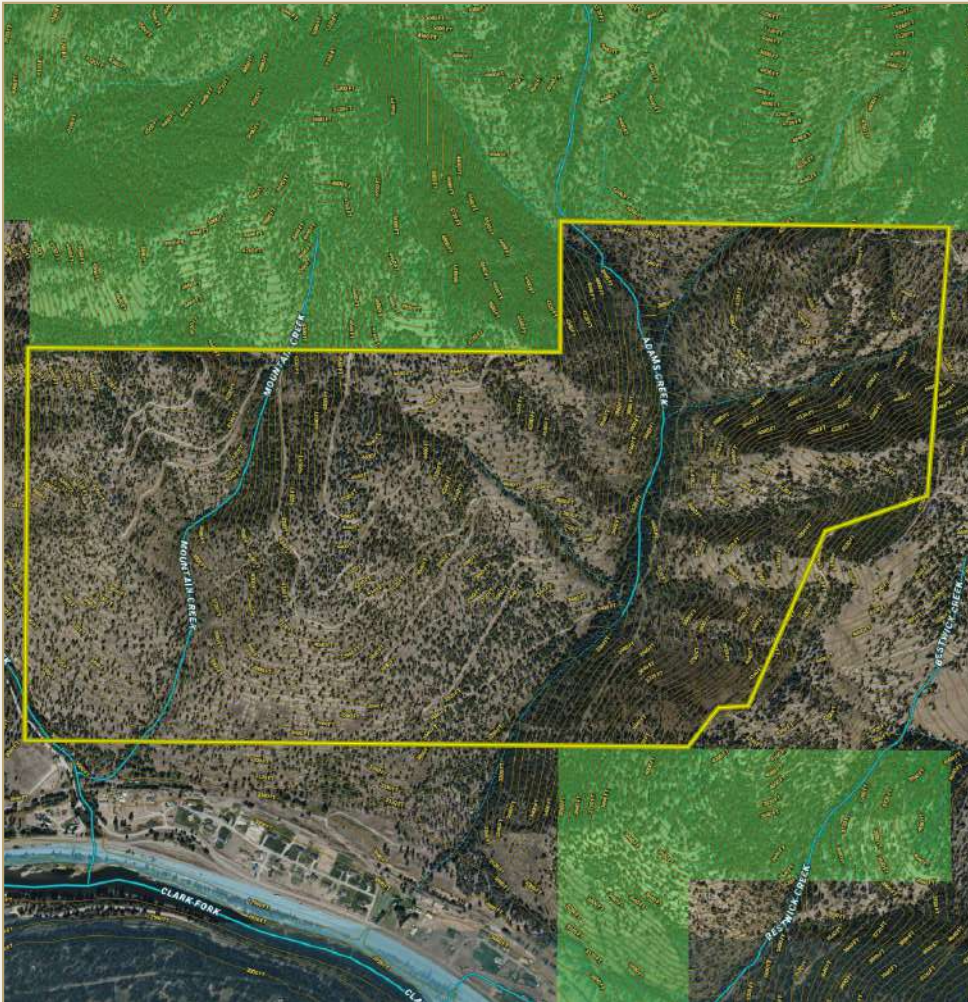
Key Features

- Approximately 45 Minutes from Missoula
- Approximately 2 Hours from Coeur d'Alene
- Near the Clark Fork River
- Adjacent to Montana Fish, Wildlife & Parks Ground

Tract 6 Overview

Switchback Ranch

± 859 Acres



Switchback Ranch sits just outside Alberton, Montana, approximately 30 minutes from Missoula and about two hours from Coeur d'Alene. The property combines timbered mountain terrain, usable benches, creek frontage, and direct access to public land in one of Western Montana's most scenic Clark Fork River corridors.

The landscape is made up of steep timbered slopes, elevated benches, and view corridors overlooking the Clark Fork River. Adams Creek and portions of West Mountain Creek flow through the property, adding year-round water and habitat value. Legal access is provided by an unimproved easement road, with internal roads helping provide access through much of the tract.

Bordering Lolo National Forest to the north and south, Switchback Ranch offers direct access to thousands of acres of public land for hunting, hiking, and recreation. With strong wildlife habitat, nearby power, and potential off-grid cabin sites, the property offers a rare combination of accessibility, scale, water, and wilderness appeal.

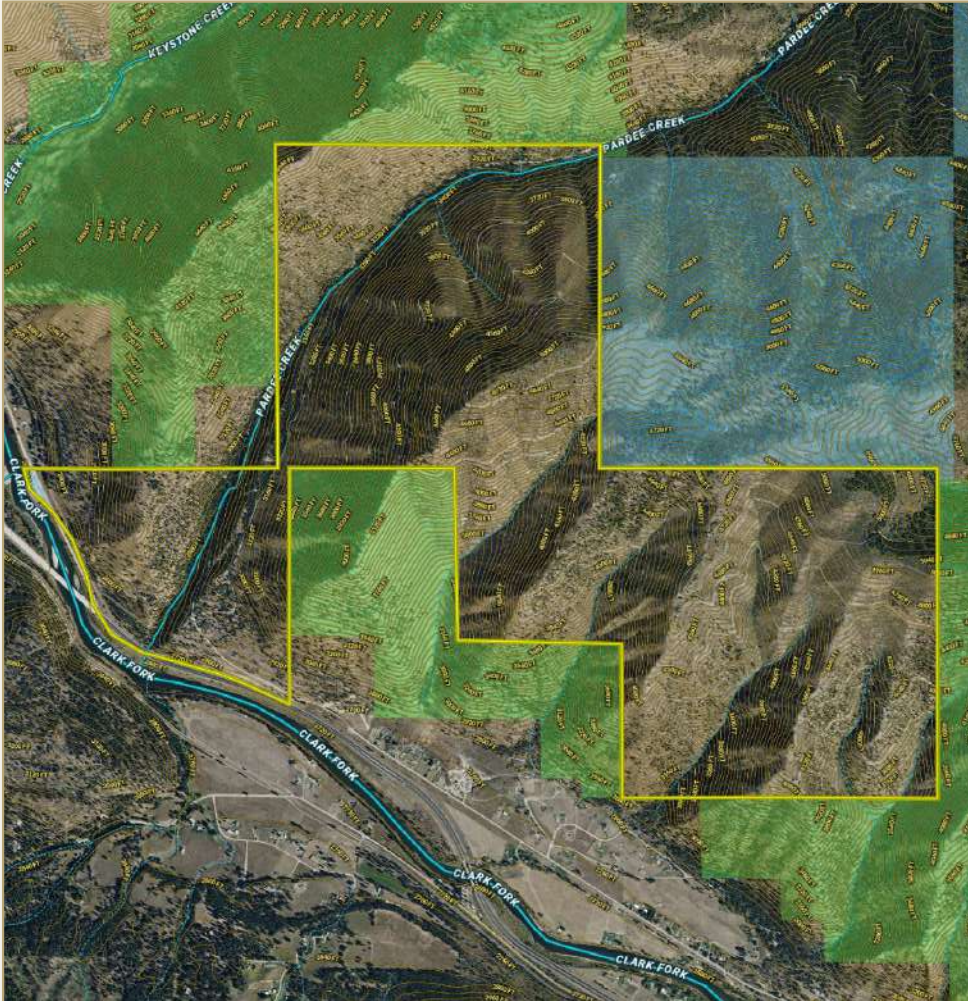
KEY FEATURES

- Adams Creek & Mountain Creek
- Borders Lolo National Forest
- Clark Fork River Views
- Internal Road System
- Wildlife Habitat
- Nearby Power

Tract 7 Overview

Pardee Creek

± 1,692 Acres



Set just north of Superior along Mullan Road West / Ninemile Pardee Road, Pardee Creek brings together mountain recreation, Clark Fork River influence, and exceptional access less than 1 hour from Missoula and approximately 1 hour 45 minutes from Coeur d'Alene. The property overlooks the Clark Fork River and I-90 corridor, with frontage along the river, I-90, and county road, creating a rare combination of recreational appeal and future-use optionality.

Pardee Creek runs through the tract, providing a mountain water source, while surrounding Forest Service and DNRC lands expand the recreational footprint well beyond the deeded acreage. Significant views of the Clark Fork River and valley below add to the tract's scenic character, while the internal road system provides access throughout the mountain terrain.

With wildlife habitat, public-land adjacency, river frontage, and strong visibility near Superior, Pardee Creek offers potential for recreation, a remote off-grid cabin, long-term ownership, or hospitality-related uses such as a lodge, campground, or similar concept.

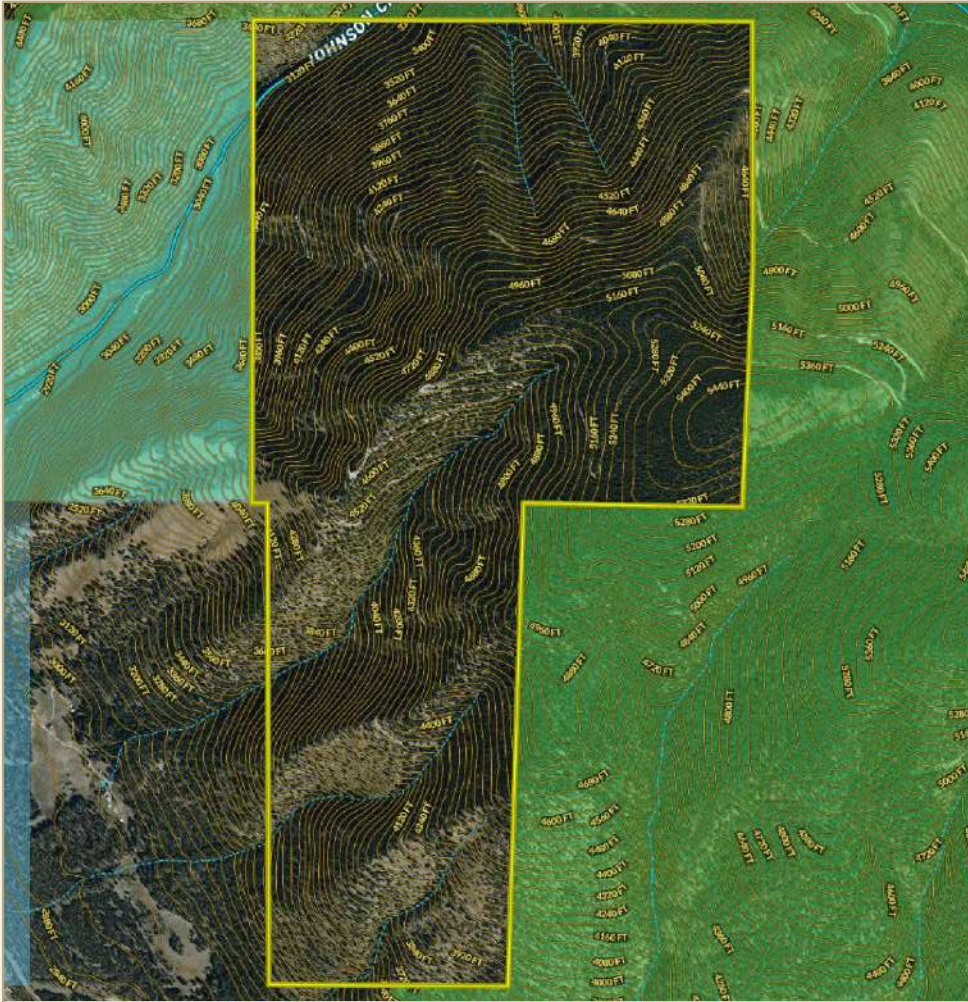
KEY FEATURES

- Clark Fork River Frontage
- I-90 and County Road Frontage
- Pardee Creek Water Feature
- Forest Service and DNRC Adjacency
- Wildlife Habitat

Tract 8 Overview

Johnson Creek

±1,005 Acres



Sitting in the mountains outside Superior in Mineral County, Montana, less than an hour from Missoula and approximately two hours from Coeur d'Alene. Surrounded by Forest Service land on three sides and accessed by Forest Service road, the tract offers the privacy, scale, and public-land connectivity that define a true Western Montana mountain holding.

The property is primarily steep timbered ground with an established internal road system, elevated ridgelines, and expansive views toward Superior and the Clark Fork River corridor. Johnson Creek runs year-round through a portion of the property, adding natural water, wildlife habitat, and additional character to the landscape.

With abundant wildlife including elk, deer, black bear, mountain lion, and upland birds, Johnson Creek is well-suited for a private hunting retreat, off-grid cabin setting, recreational basecamp, or long-term Montana landholding.

KEY FEATURES

- Forest Service road access
- Bordered by Forest Service on three sides
- Internal road system
- Johnson Creek
- Views toward Superior and the Clark Fork River
- Off-grid cabin potential
- Wildlife habitat

Tract 9 Overview

First Creek

±1,449 Acres

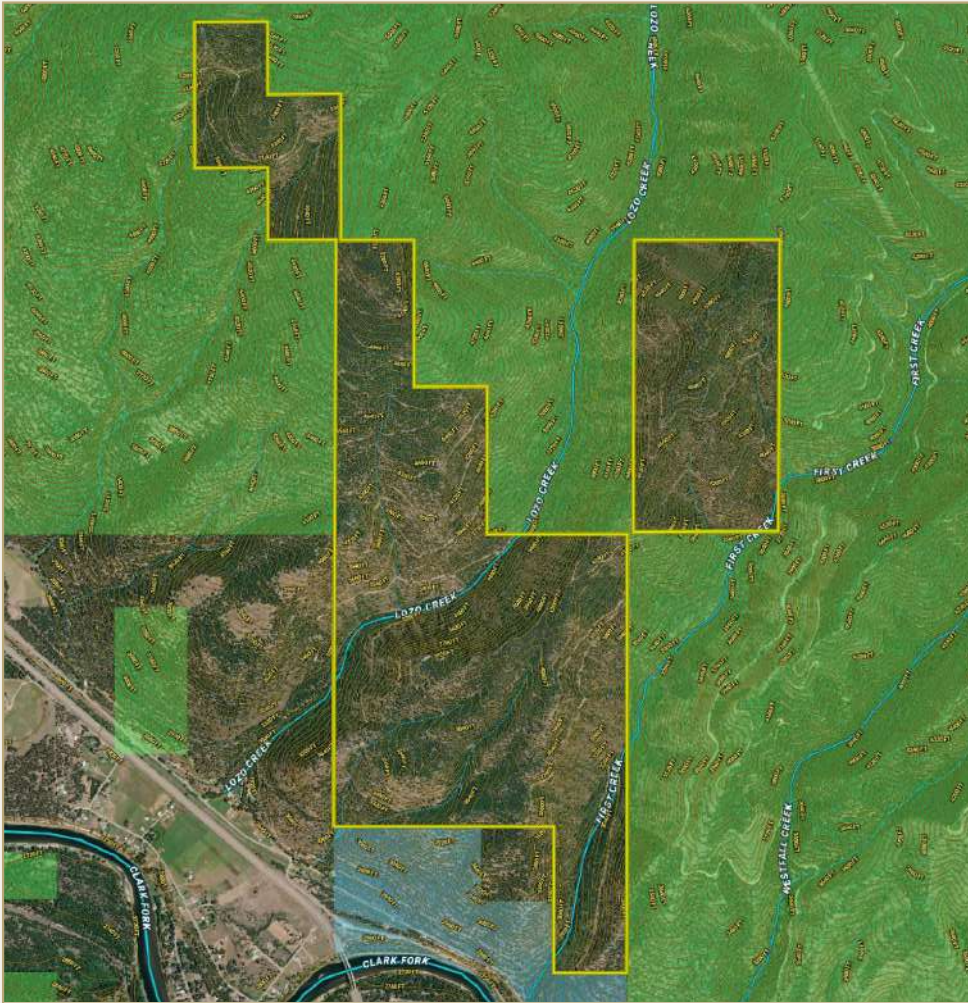
Located in Mineral County, Montana, less than an hour from Missoula and approximately two hours from Coeur d'Alene, Tract 9 offers legal access, established internal roads, year-round creek frontage, and direct connection to thousands of acres of public land.

Lozo Creek runs through portions of the property, while First Creek is located on the eastern side and flows toward the nearby Clark Fork River. The landscape is primarily steep timbered mountain ground with select benches, saddles, and shelves that may provide potential off-grid cabin or recreational basecamp locations.

With private-road access into adjoining public lands, views toward the Clark Fork River corridor, and habitat for elk, deer, black bear, and mountain lion, Tract 9 offers a strong combination of water, access, recreation, and Northwest Montana mountain character.

KEY FEATURES

- Legal access
- Internal road system
- Lozo Creek & First Creek
- Clark Fork River views
- Public land connectivity
- Timbered mountain terrain
- Wildlife habitat



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