

9330 US Highway 2 W
9330 US Highway 2 W
Marion, MT 59925

\$799,000
29.720± Acres
Flathead County



**9330 US Highway 2 W
Marion, MT / Flathead County**

SUMMARY

Address

9330 US Highway 2 W

City, State Zip

Marion, MT 59925

County

Flathead County

Type

Residential Property, Commercial, Recreational Land

Latitude / Longitude

48.061181 / -114.688356

Dwelling Square Feet

401

Bedrooms / Bathrooms

1 / 2

Acreage

29.720

Price

\$799,000

Property Website

<https://compasslandpartners.com/property/9330-us-highway-2-w-flathead-montana/92449/>



PROPERTY DESCRIPTION

Whether you're searching for a COMMERCIAL site, a RESIDENTIAL homesite on acreage, or simply raw LAND, this versatile property in Marion, Montana, offers a truly unique opportunity. Privately tucked away in the trees behind a long driveway, you'd never guess this parcel enjoys over 1,300 feet of frontage along Highway 2. With no codes, covenants, restrictions, or HOA, it's an ideal location for living and working from the same property.

In addition to TWO large shops, the parcel includes a charming 2007 cabin offering 401 square feet of cozy living space, complete with a wood-burning stove. Whether you're looking for a full-time residence, weekend retreat, or a place to stay while building your dream home, the setup offers great flexibility.

The main shop measures 30'x50' with an additional 15'x20' rear bump-out and is equipped with propane heat, a wood stove, and 110-amp electrical service (wired for 220). It also features two 20'x50' awnings perfect for sheltering equipment, RVs, and vehicles. The second shop is outfitted with propane heat, a bathroom, a kitchenette, and living quarters ideal for guests, workspace, or additional storage.

A septic system serves both the cabin and one of the shops, and 2" insulated PVC water lines are already installed and ready for hookup at the large shop. Set on over 14 acres of usable land, the property is surrounded by a picturesque pine forest of Douglas fir, larch, and lodgepole pine. The Highway 2 frontage offers excellent exposure and access, just 4 miles from Marion and 6 miles from Little Bitterroot Lake, known for its exceptional kokanee salmon fishing.

Outdoor recreation in this part of Montana is abundant. Nearby destinations include the Salish Mountains, Thompson Chain of Lakes, Thompson River, Cabinet Mountains, and more. Wildlife is plentiful, with whitetail deer, turkey, bear, grouse, mountain lion, elk, moose, and mule deer all calling this forested region home. The lakes and rivers in the area offer exceptional fishing, whether you're casting in mountain streams or trolling deeper waters. Popular local fisheries include Little Bitterroot and Ashley Lakes, offering kokanee, pike, perch, lake trout, and whitefish.

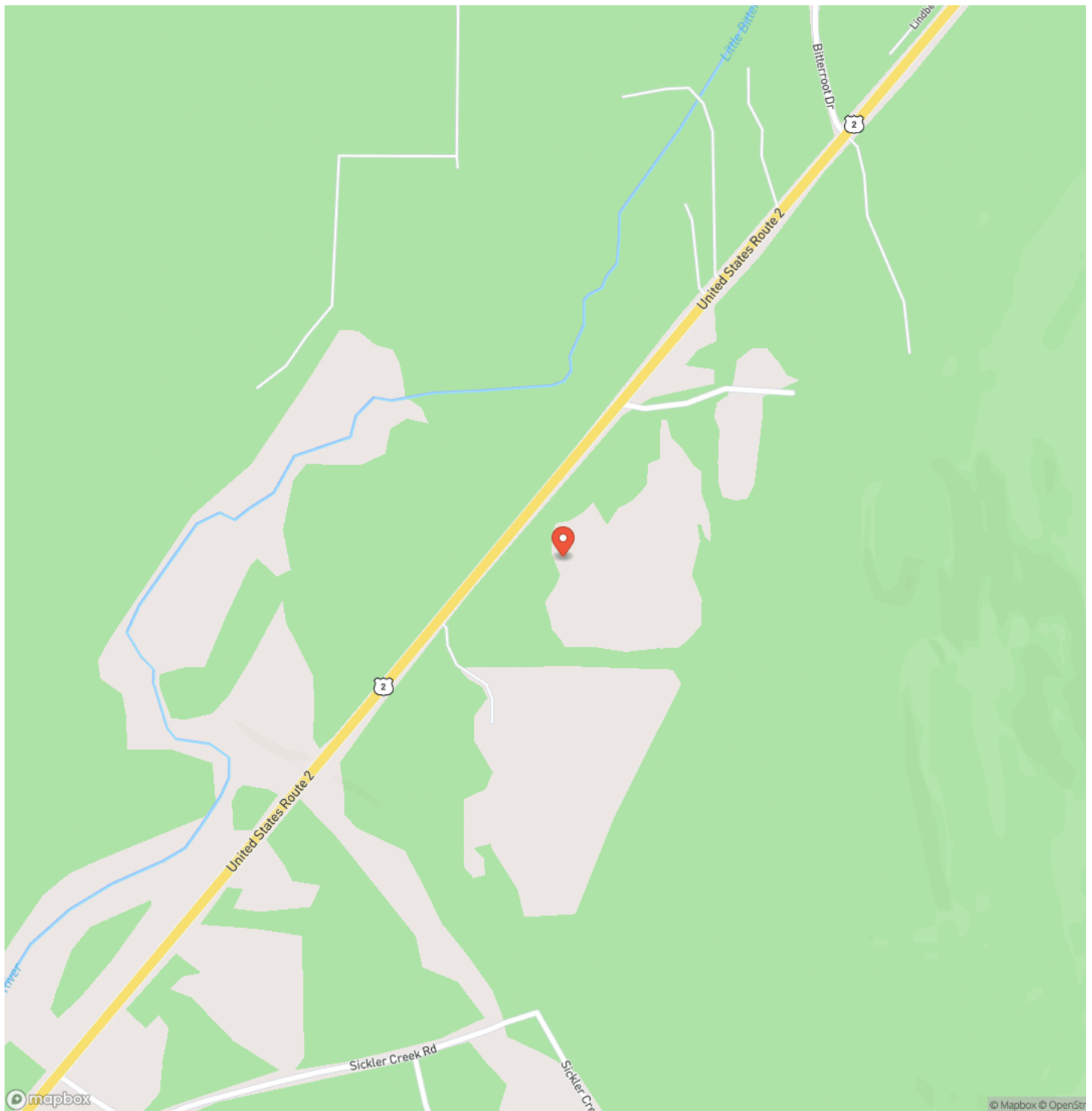
Located in Hunting District 103, the area supports general deer and elk seasons with over-the-counter black bear tags available. Whether you want to start a business, build your residence, or develop a live/work property in a beautiful setting, the property offers endless options.



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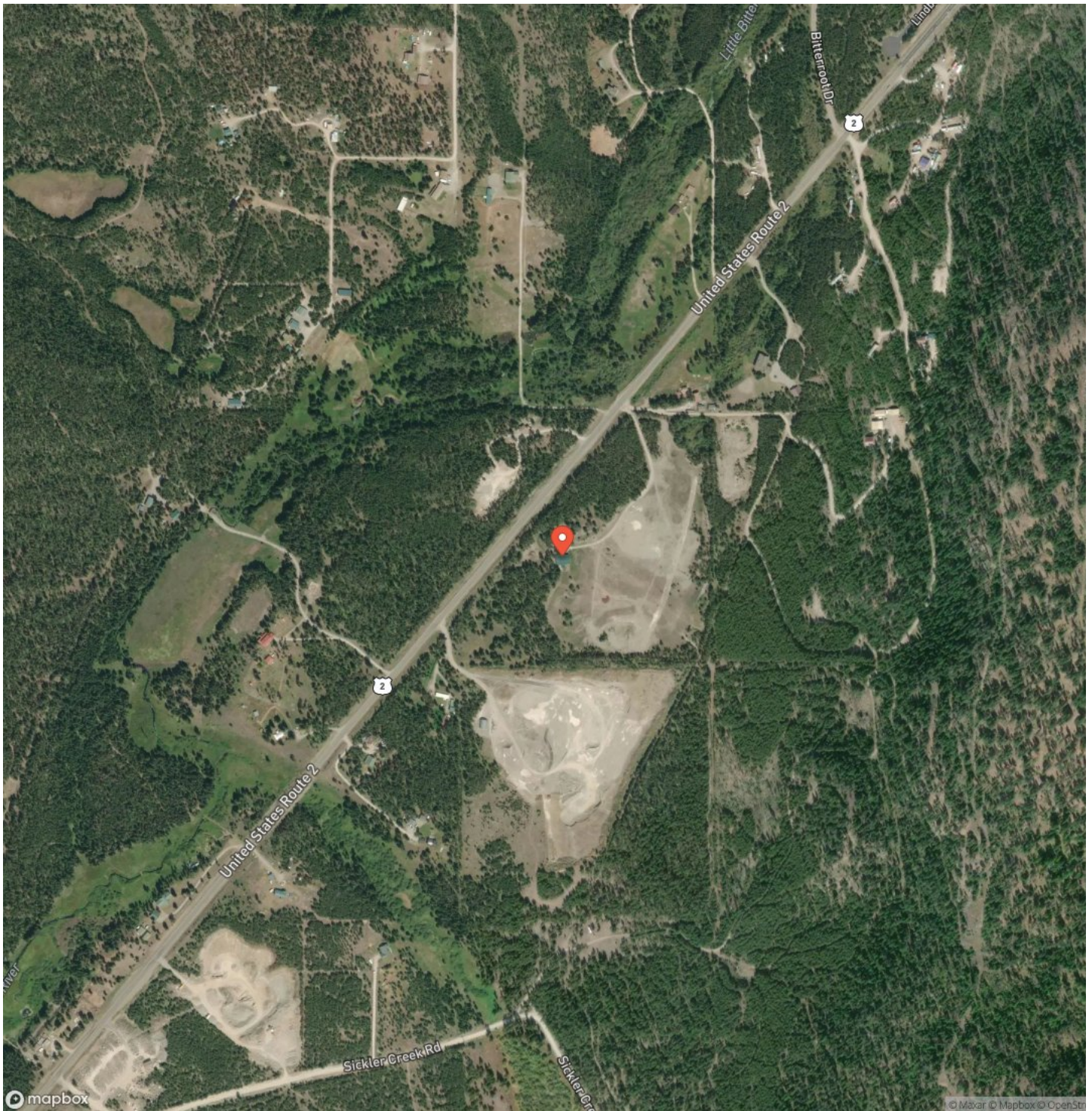
Locator Map



Locator Map



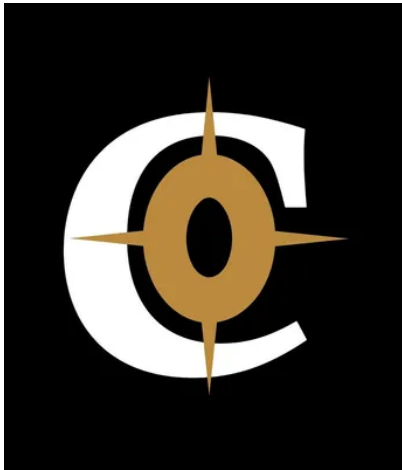
Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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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

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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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