

MIDWEST LAND GROUP PRESENTS

66 ACRES IN

MINERAL COUNTY MONTANA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

OFF-GRID CABIN WITH MONTANA MOUNTAIN VIEWS

If you have been searching for a cabin or home with stellar mountain top views, look no further!! Once you arrive at this property, you can soak in the view for days as you look over 3 different drainages from one of the decks. This 66 +/- acre property is surrounded by Lolo National Forest on 3 sides, and you can explore for years and never see it all! Comprised of mostly timbered acreage, this land holds abundant wildlife and resources.

The main house/cabin is a 3 bedroom, 2 bathroom, two-story structure that is mostly finished with only some flooring and finishing touches needed to complete it the way you want it. With covered deck areas on 2 sides and a small deck on the 2nd story off the master bedroom area, you can relax in the sun or shade to soak in the vast views of the surrounding mountain ranges. This house has a complete solar setup that provides sufficient electricity for every day needs, including a brand new battery bank. There is a 1,200-gallon Cistern tank and a 210-gallon transfer tank to haul and hold water, as the property currently does not have a water well. This feeds into the house with a pump to allow for your water needs. There is radiant floor heating plumbed into the concrete, as well as all the plumbing of a traditional home build. The main house does not currently have a septic system in place, as composting toilets were in use previously. Bring your personal touch and complete this to live year-round or part-time.

In addition to the main house, there is a small 1 bedroom guest cabin that is quaint and would make a great place for additional guests or an Airbnb. This cabin

is currently dry with no water, but it has a generator hookup for power available. There is a large, well-built greenhouse to allow for an extended growing season, with an observation deck built on the end of it for yet another great place to sip your morning coffee with a view! One more large storage shed that is 16'x16' with a 16'x8' loft that could be used for many different ideas.

If recreation, exploring, hunting, hiking, off-roading, or snowmobiling is what you seek, this would make an incredible base camp location. With a 1.5 mile road heading down the mountain on the 66 +/- acres leading to the creek on the north end of the property, there are endless adventures to be had. Elk, deer, bear, and mountain lions all call this area home, and with the surrounding national forest, the hunting opportunities are endless. Many native plants and berry bushes provide food sources for people and wildlife alike. Downhill from the cabin area is another level pad area with a gazebo and storage shed that will accommodate a large RV or another cabin build.

With a solid stand of timber across the land, the new owner could harvest some timber to offset the finishing touches on this property. Access will not be an issue as there is a lifetime perpetual deeded easement through the national forest. No matter what direction you want to take this place, you could own your own slice of mountain paradise!! Sellers are open to possible owner financing. Give Karl Ward a call for details or to schedule a time to go take a closer look.

PROPERTY FEATURES

PRICE: **\$649,700** | COUNTY: **MINERAL** | STATE: **MONTANA** | ACRES: **66**

- Incredible mountain views
- Large home/cabin - 3,136 sq. ft.
- Small 1 bedroom guest cabin
- Large storage shed
- Quiet setting
- Surrounded by 85,000+ acres of Lolo National Forest
- Year-round creek
- Great hunting - elk, deer, bear, mountain lion
- 1.5 mile interior road
- Old miner's cabin
- 30 minute drive into Superior



LARGE HOME/CABIN - 3,136 SQ. FT.

The main house/cabin is a 3 bedroom, 2 bathroom, two-story structure that is mostly finished with only some flooring and finishing touches needed to complete it the way you want it.



ADDITIONAL INTERIOR PHOTOS



SMALL 1 BEDROOM GUEST CABIN



LARGE STORAGE SHED



GREENHOUSE & OBSERVATION DECK



INCREDIBLE MOUNTAIN VIEWS



1.5 MILE INTERIOR ROAD



OLD MINER'S CABIN



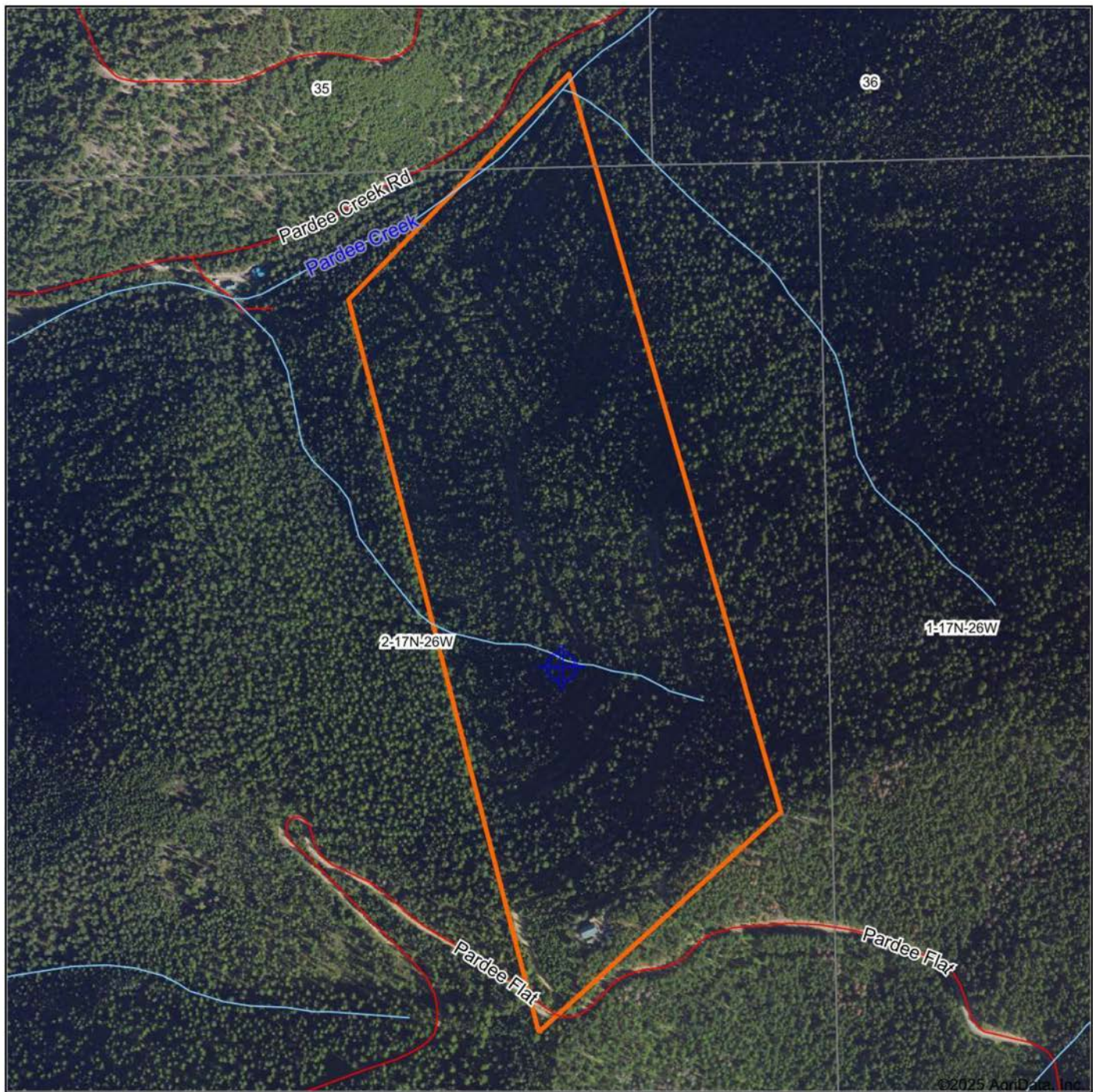
YEAR-ROUND CREEK



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 47° 15' 55.12, -114° 51' 54.85

0ft 567ft 1134ft



Maps Provided By:



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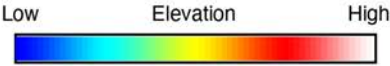
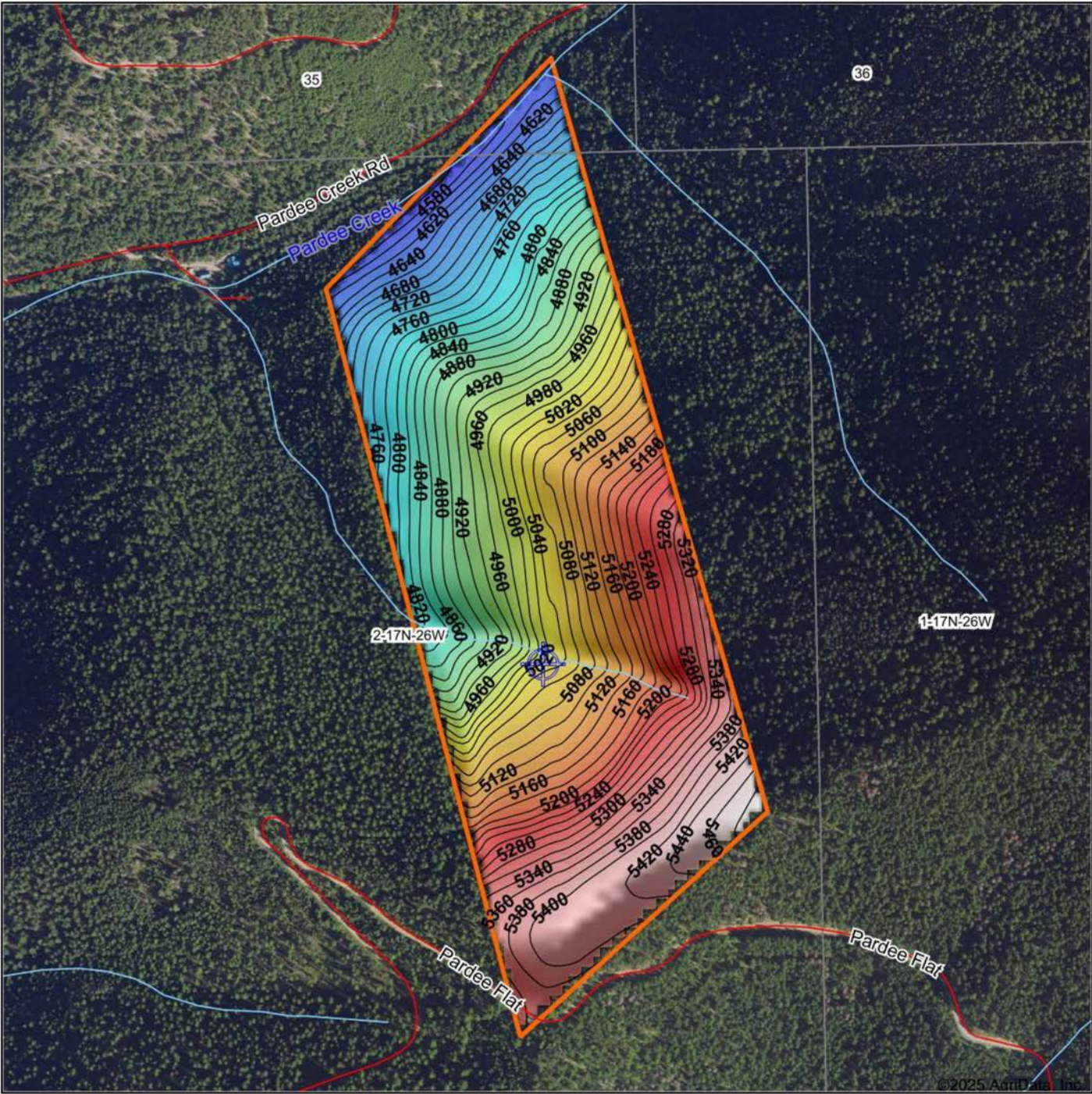
2-17N-26W
Mineral County
Montana



7/29/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem
Interval(ft): 20
Min: 4,562.4
Max: 5,499.8
Range: 937.4
Average: 5,048.5
Standard Deviation: 240.72 ft

0ft 557ft 1115ft

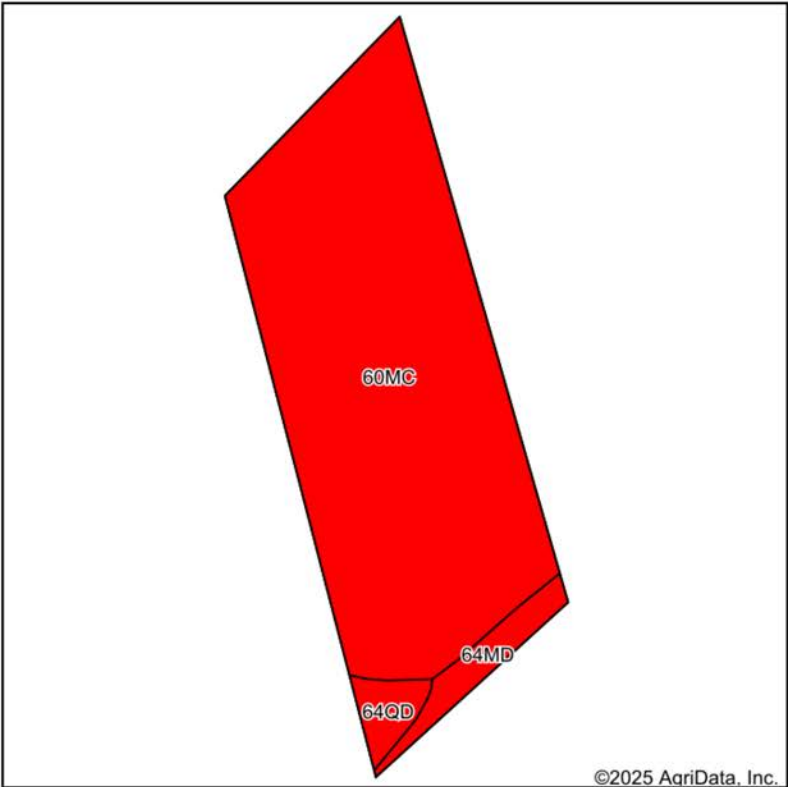


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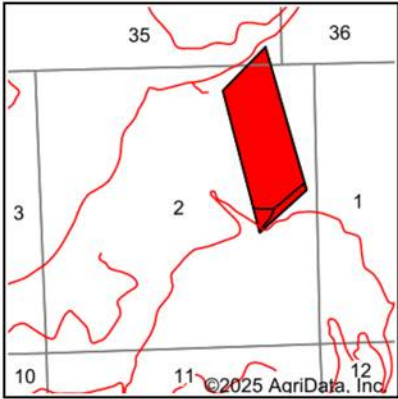
2-17N-26W
Mineral County
Montana

Boundary Center: 47° 15' 55.12, -114° 51' 54.85

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Montana**
County: **Mineral**
Location: **2-17N-26W**
Township: **Superior**
Acres: **66**
Date: **7/29/2025**



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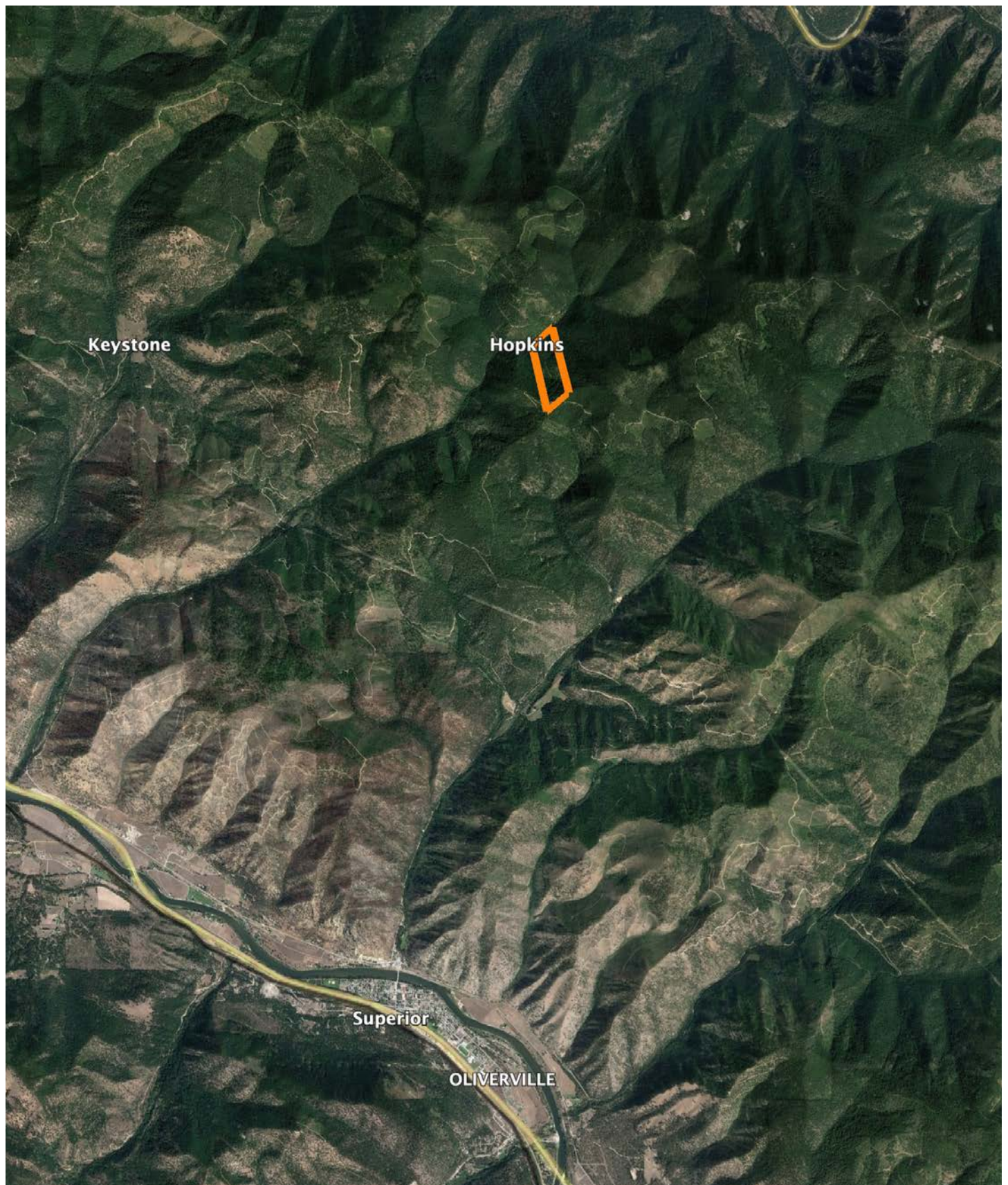


Area Symbol: MT603, Soil Area Version: 25									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
60MC	Bendahl-Foyslake families-Rock outcrop, stream breaklands	60.75	92.1%		VIII	9	6	9	4
64MD	Bendahl and Foyslake families, steep mountain slopes	3.19	4.8%		VIII	9		9	3
64QD	Mitten family, steep mountain slopes, very stony	2.06	3.1%		VIII	7	1	7	2
Weighted Average					8.00	*n 8.9	*n 5.6	*n 8.9	*n 3.9

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



BROKER CONTACT

Like most agents at Midwest Land Group, hunting is Karl Ward's passion. However, unlike most agents, Karl was born in a cabin in the woods in Akeley, Minnesota, on a homestead his parents built from the ground up, with no running water or electricity. He grew up in Dallas, Oregon where his love for all things outdoors became a natural part of his life. He served in the U.S. Navy as an in-flight operator for 20+ years and earned his Bachelor's Degree from Liberty University while on active duty. While in the Navy Karl served a recruiting tour in Gillette where he fell in love with Wyoming and made lifelong friends there. After retiring from the Navy, he did some Program Management as a Defense Contractor before ultimately seeking out a career that aligned with his excitement for the outdoors.

A true outdoorsman, Karl enjoys hunting, fishing, camping, hiking, farming, and woodworking. This lifestyle combined with many moves across the entire nation while in the Navy, led him to a firm grasp of the many challenges that can present themselves while buying and selling properties. His ability to combine a business mindset with a personal touch when working with clients is unmatched. As a land agent, Karl is able to combine his experience and knowledge with his love for the outdoors to help both buyers and sellers.

Clients who work with Karl know how determined he is. A master of thinking outside the box, Karl is a problem-solver who will exceed his client's expectations, adapt to their circumstances, and work hard to ensure a smooth transaction. An active participant in his church, the local Chamber of Commerce, and the VFW, Karl is married to his wife, Trinette, of 27 years and, together, they have 4 children and 3 grandchildren.



KARL WARD,

LAND BROKER

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