

4.55± AC LIVE-WORK LAND OPPORTUNITY IN SOUTHWEST MONTANA

NO ZONING | LIVE-WORK FLEXIBILITY | EXPANSION POTENTIAL

2900 PIONEER MOUNTAINS SCENIC BY-WAY POLARIS, MT 59746

FOR SALE



SALE PRICE \$170,000

PROPERTY HIGHLIGHTS

- 4.55 ± Acres of Buildable Land in the highly desirable Pioneer Mountains of Southwest Montana
- No Zoning or Covenants – exceptional flexibility for commercial, residential, or mixed-use development
- Motivated Seller – Priced to Move presenting a compelling investment opportunity
- Ideal Live-Work Environment with the ability to operate a business, develop a residence, or create an income-generating asset
- Infrastructure in Place: 60 GPM well, survey completed, and perc tested
- Turnkey Expansion Opportunity: Adjacent parcels available, including:
- Established Meat Processing Business (2.74 acres) with existing clientele and brand recognition
- Duplex Rental Dwelling (8.13 acres) for immediate income or owner occupancy
- Strategic Flexibility: Operate an existing business, introduce a new venture, or develop a custom residential retreat
- Panoramic Mountain Views overlooking Grasshopper Valley with direct access to Montana's premier outdoor recreation
- Year-Round Accessibility via Pioneer Scenic Mountain Byway
- Shared Access Road with neighbouring parcels

PROPERTY OVERVIEW

This offering presents a rare opportunity to acquire a ±4.55-acre buildable land parcel located along the Pioneer Mountains Scenic Byway in Southwest Montana. Positioned near Polaris and within close proximity to Dillon and Interstate 15, the property benefits from convenient regional access while maintaining a private, scenic mountain setting.

With no zoning or covenants in place, the site offers exceptional flexibility for a wide range of uses, including residential, commercial, or mixed-use development. The property is well-suited for a live-work environment, allowing future owners to establish a residence, operate a business, or create an income-generating asset in a highly desirable recreational region.

Surrounded by the Beaverhead-Deerlodge National Forest and near popular destinations such as Elkhorn Hot Springs and Maverick Mountain, the property offers direct access to Montana's premier outdoor amenities. Combined with year-round accessibility and proximity to key regional corridors, this asset presents a unique blend of lifestyle appeal and long-term investment potential.

Paul Lencioni

Broker

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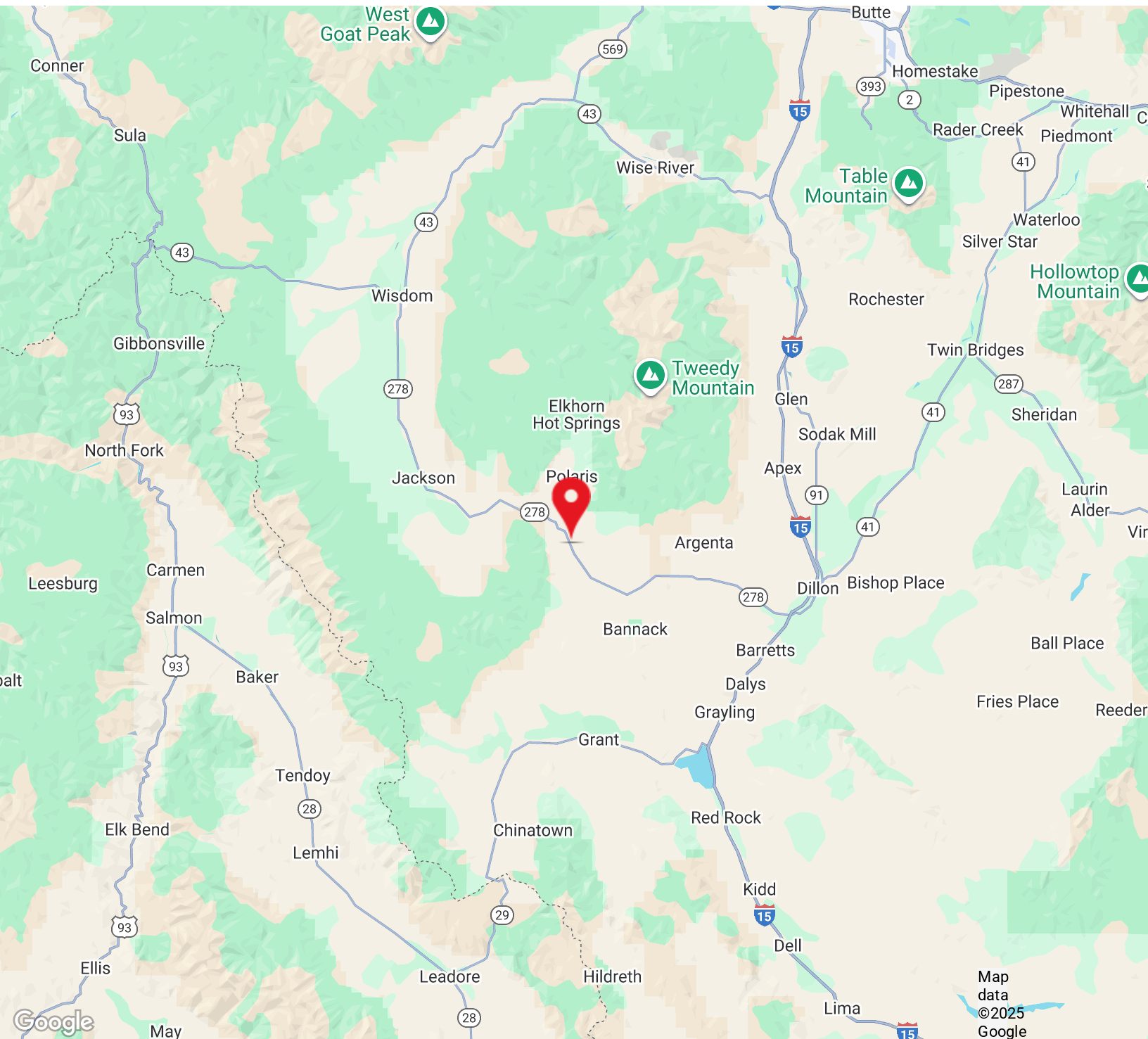


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Location Overview



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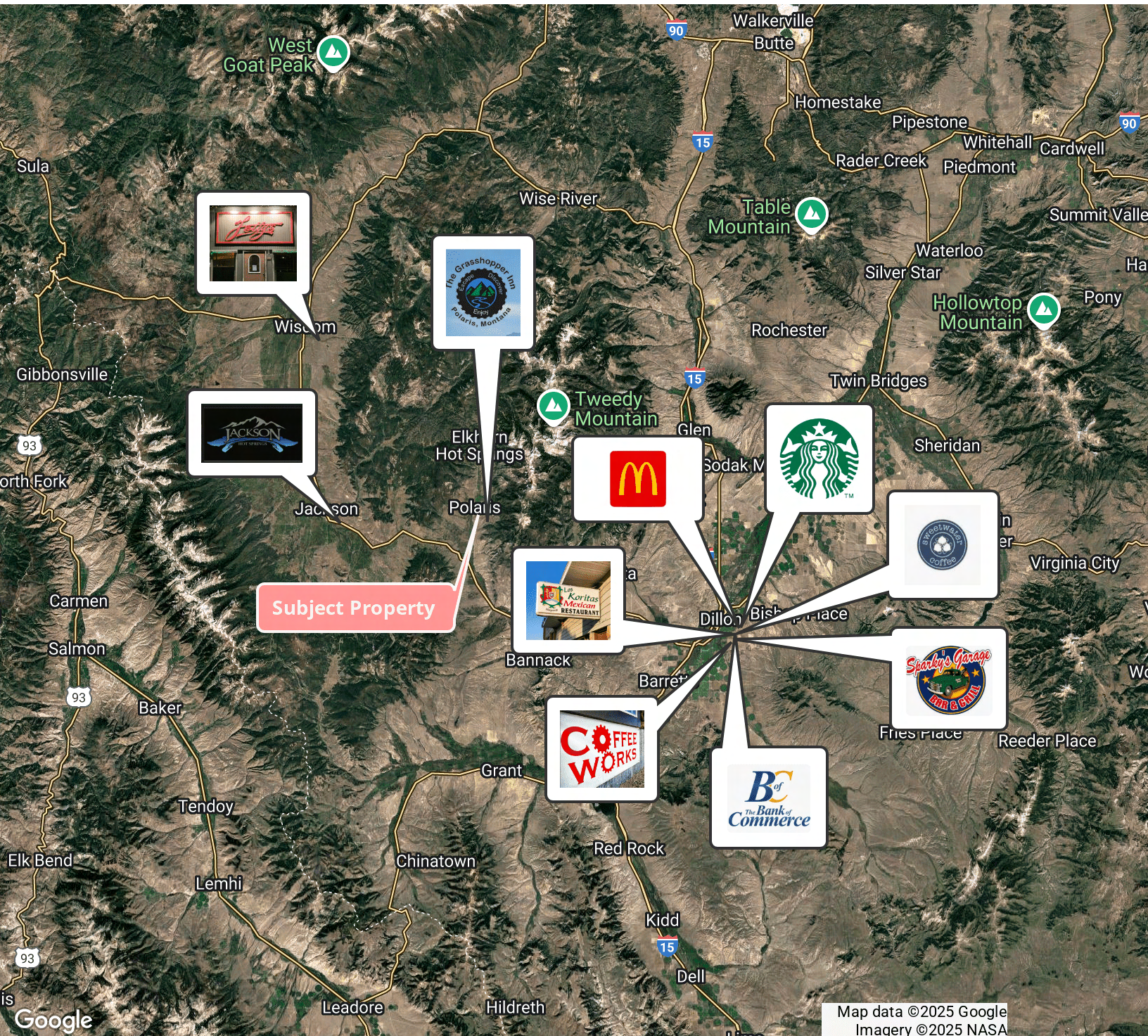


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