



## Willow Ridge Lodge, Granite County, Montana, 13.27 Acres

**\$1,950,000**

- Agriculture, Big Game, Fishing, House, Income producing, Snow sports, Stream/River, Upland Bird, Water Sports, Waterfowl, Wildlife Viewing

Welcome to your dream Montana escape! This exceptional 4-bedroom, 2.5-bathroom home offers breathtaking 360-degree views of Big Sky Country and has been a beloved destination for vacationers, weddings, and special events. Located just minutes from the world-renowned Blue Ribbon trout waters of Rock Creek, this property is a paradise for anglers and nature lovers alike. Only a 15-minute scenic drive to historic Philipsburg, guests can enjoy charming shops, sapphire mining, and local breweries. Inside, the home features spacious living areas, a well-appointed kitchen, and comfortable accommodations for families or groups. Outside, the expansive grounds provide endless opportunities—from hosting unforgettable weddings to relaxing under the stars. Whether you're looking for a turnkey vacation rental investment, a private retreat, or a versatile event venue, this property offers endless possibilities. Call Charity Therriault at 406-529-4764 or your real estate professional today for a showing.

### Main Info

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|---|---|
| • Street Address : 31 Braach Ranch Lane | • Lot Size Acres : 13.27 Acres          |
| • Postal / Zip Code : 59858             | • Dwelling : Yes                        |
| • State / Province : Montana            | • (Assessor) Parcel Number : 0001450123 |
| • County : Granite                      |   |
| • Closest City : Philipsburg            |   |

### Taxes

Tax Year : 2024

Estimated Taxes per year are \$6,780.00

#### Broker Info



#### **Charity Therriault**

**Clearwater Montana Properties**

**(P:) 406-859-5263**

**(M:) 406-529-4764**

**[charity@cmpmontana.com](mailto:charity@cmpmontana.com)**

**[cmpmontana.com](http://cmpmontana.com)**

Born and raised in the beautiful state of Montana, I have a deep connection to the land and the outdoor lifestyle. As the proud owner of Woodland Creations and Home Center and ChariTea's Coffee and Treats in Philipsburg, Montana, I've built my life around community, craftsmanship, and a passion for the outdoors. With 14 years of experience in the real estate business, I specialize in helping clients find their dream properties, whether it's hunting, fishing, farm, ranch land, off-grid, or your dream home. When I'm not helping people find the perfect property, you'll likely find me riding my horses, hunting, fishing, skiing, or enjoying any number of outdoor adventures in this stunning state with my husband, our kids and grandkids. I love meeting new people and forming lasting connections, and there's nothing more rewarding than guiding others to their perfect slice of Montana. If you're looking for a knowledgeable, dedicated real estate professional who shares your passion for the Montana lifestyle, I'd love to help you make your next move. Memberships: Philipsburg Chamber of Commerce, Safari Club International , Rocky Mountain Elk Foundation

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