



## Breathtaking Views and Endless Possibilities, Powell County, Montana, 31.00 Acres

**\$1,165,000**

- Equestrian

Discover your dream retreat on this breathtaking 30.87-acre property, perfectly designed for both comfort and equestrian pursuits. This comfortable 3-bedroom, 3-bath home features an attached 2-car garage, providing convenience and ease of living. You'll love the spacious layout that invites relaxation and is perfect for family gatherings. For the horse enthusiast, this property is a true paradise. A magnificent 92x96 barn awaits, complete with stalls, a tack room, and water hydrants, ensuring your equine companions have everything they need. The impressive 30x40 shop offers additional space for all your equipment and hobbies. Surrounded by stunning meadows and mountain views, this property is fully fenced, offering privacy and security. Embrace the endless recreational opportunities right at your doorstep, and enjoy horseback riding, side-by-side adventures, or cross-country skiing in the surrounding landscape. Enjoy the peace of rural living, just 6.7 miles from I-90, and within a 90-minute drive to the airports in Missoula or Helena. Embrace the outdoor lifestyle you've always dreamed of-schedule a tour today!

### Main Info

- Street Address : 2553 Mullan Trail
- Lot Size Acres : 31.00 Acres
- Postal / Zip Code : 59733
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 0000814800
- County : Powell
- Closest City : Gold Creek

### Home Info

- Square Feet Main House : 3456 square feet
- Building Features : Barn
- Bedrooms : 3
- Baths : 3

### Taxes

Tax Year : 2025

Estimated Taxes per year are \$2,362.00

### Broker Info



#### Kevin Wetherell

**Clearwater Montana Properties**

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Kevin is the Broker/Owner of Clearwater Montana Properties, Inc. He believes that providing you with knowledge of the land and area is key to guiding you to make the right choices. Born a 5th generation Montanan, his extensive knowledge of Montana enables him to shoot straight with knowledge behind him and to not only present the positives of a property, but the negatives as well. He has extensive knowledge of all aspects of land use and development including hunting, fishing, pond development, water management, tax advantaged conservation easements, wildlife management, habitat development, roads, and ecological concerns as well as an understanding of local politics, all enabling you to realize your goals more quickly. He believes in advancing his real estate education and has obtained his CRB (The Council of Real Estate Brokerage Managers), GRI (Graduate of Realtors Institute), RRS (Resort and Recreational Specialist) designations, as well as extensive real estate brokerage management and supervision. Kevin enjoys elk hunting, fly fishing, downhill skiing, hiking, and basketball.

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