



## Ultimate Rustic Charm Retreat, Missoula County, Montana, 4.71 Acres

**\$749,000**

- Equestrian, House, Income producing, Snow sports, Wildlife Viewing

Welcome to your mountain getaway! This fully remodeled log home on 4.71 acres backs directly to U.S. Forest Service land—offering guests immediate access to hundreds of acres for hiking, biking, ATVing, and wildlife watching. Whether you're looking to host vacationers or enjoy it yourself, this property blends rustic Montana charm with upscale modern finishes.

The main home features vaulted tongue-and-groove ceilings, a cozy wood stove, and luxury plank vinyl flooring throughout. The gourmet kitchen shines with granite countertops, brand-new stainless steel appliances, and custom cabinetry—perfect for cooking or entertaining guests. The spacious primary suite includes a remodeled ensuite and direct access to a brand-new wrap-around deck with breathtaking Swan Mountain views.

Downstairs, the walk-out lower level provides a separate living space ideal for short-term rental guests, in-laws, or private retreats.

Outside, you'll find a 36x36 detached garage with 50-amp service, two RV pads with full electric hookups, and hot tub-ready electrical service—a perfect setup for hosting travelers and outdoor enthusiasts year-round.

Whether you're building a personal retreat or creating a thriving vacation rental business, this property offers unmatched

versatility, privacy, and potential income—all nestled in the heart of Montana’s natural beauty.

Main Info

- Street Address : 1081 Old Barn Rd
- Lot Size Acres : 4.71 Acres
- Postal / Zip Code : 59868
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 1633905
- County : Missoula
- Closest City : Seeley Lake

Home Info

- Year Built : 2003
- Building Features : Shop, Garage
- Square Feet Main House : 1850 square feet
- Baths : 2
- Bedrooms : 3

Taxes

Tax Year : 2024

Estimated Taxes per year are \$3,054.00

Broker Info

Heidi Santone

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Wayne Heaton

Heidi Santone

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With over four years of real estate industry experience and more than a decade in administrative leadership, Heidi combines operational expertise with a deep commitment to outstanding customer service. Her background in the banking sector adds valuable insight into financial transactions, empowering her clients with confidence and clarity throughout every step of the buying or selling process. Known for her approachable style, strategic thinking, and strong community ties, Heidi offers a personalized experience rooted in trust, transparency, and local market knowledge. She proudly served as Treasurer on the Board of Directors for Sparrow’s Vine, a family resource center, and actively volunteers in children's and women’s programs—demonstrating her passion for service and connection that extends well beyond real estate. A devoted wife and proud mother of four grown children living across Idaho, Oregon, and California, Heidi understands the importance of finding the right place to call home. When she’s not serving her clients, you’ll find her embracing the great outdoors—fishing, backpacking, or exploring nature trails with her beloved dog and two curious cats. Whether you’re looking for your first home, your forever home, or an investment property, Heidi is dedicated to helping you navigate your real estate journey with care, confidence, and results.

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