



## Exquisite Modern Farmhouse, Powell County, Montana, 36.84 Acres

\$1,925,000

- Equestrian, House, Wildlife Viewing

Discover exceptional Montana living at 992 Deer Haven Drive, where contemporary luxury meets authentic ranch heritage on 38+- pristine acres with meandering Cottonwood Creek frontage. This newly constructed modern farmhouse sits strategically positioned across from state land, delivering unparalleled privacy while maintaining convenient access to Deer Lodge's amenities just minutes away.

**Property Overview** This exquisite 3,817-square-foot residence showcases masterful craftsmanship throughout its five bedrooms and four bathrooms, completed in 2022 with no detail overlooked. The home features soaring 9-foot ceilings on both levels, hand-scraped pine floors, and exposed beam construction that creates an authentic Montana atmosphere. The spectacular great room centers around a commanding 19-foot, two-sided stone fireplace that serves as both architectural focal point and functional gathering space. The gourmet kitchen elevates daily living with its handcrafted pine island, premium Dekton countertops, and professional-grade appliances designed for both family meals and entertaining guests. The main floor primary suite provides luxury retreat space with private deck access overlooking the creek, while the finished basement expands living options with two additional bedrooms, full bathroom, and flexible living areas. Above the oversized heated two-car garage, private guest quarters feature their own bedroom, bathroom, and fireplace—perfect for

extended family visits or rental income potential. A functional livestock barn adds agricultural versatility for hobby farming or equestrian pursuits.

**Location & Access** Strategically located just outside Deer Lodge along all-weather road access, this property offers the perfect balance of privacy and convenience. Interstate 90 provides effortless connectivity to Missoula (45 minutes), Butte (30 minutes), and beyond, while Bert Mooney Airport in Butte accommodates private aircraft access. The property's position across from state land ensures permanent open space protection and direct access to thousands of acres of public recreation opportunities.

**Recreational Opportunities** Creek frontage along Cottonwood Creek provides exceptional fishing opportunities for native trout species, while the adjoining state land offers direct access to hunting for deer, elk, and upland game birds. The Beaverhead-Deerlodge National Forest lies within easy driving distance, encompassing 3.35 million acres of wilderness perfect for hiking, camping, and backcountry exploration. The Anaconda-Pintler Wilderness Area provides world-class hunting and fishing with minimal crowding compared to more famous Montana destinations. Winter activities include easy access to snowmobiling trails maintained by the Deer Lodge Snowmobile Club, with 88 miles of groomed trails connecting to the broader regional trail system.

The Clark Fork River, accessible at multiple fishing access sites near Deer Lodge, offers blue-ribbon trout fishing opportunities. Nearby Georgetown Lake provides additional angling options, while Lost Creek State Park and the Warm Springs Wildlife Management Area deliver bird watching, photography, and hiking adventures within short driving distances.

**Investment & Lifestyle Value** Southwest Montana's real estate market continues demonstrating strong appreciation trends, particularly for properties combining creek frontage, acreage, and modern amenities. This turnkey property offers immediate move-in potential with furnished sale option available, eliminating transition complications for out-of-state buyers. The guest quarters above the garage provide rental income opportunities or multi-generational living flexibility. Agricultural zoning allows for hobby farming, livestock operations, or potential subdivision opportunities (subject to county regulations). The property's unique combination of luxury amenities—including central air conditioning, hot tub, and metal roofing—with authentic Montana features positions it perfectly for primary residence, vacation retreat, or corporate executive escape use.

**Experience authentic Montana luxury where Cottonwood Creek's gentle sounds complement mountain vistas and endless recreational possibilities. This exceptional property represents a rare opportunity to own a piece of Big Sky Country that delivers both immediate enjoyment and long-term investment value.**

#### Main Info

- Street Address : 992 Deer Haven Dr
- Lot Size Acres : 36.84 Acres
- Postal / Zip Code : 59722
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 0706483 0706484
- County : Powell
- Closest City : Deer Lodge

#### Home Info

- Year Built : 2025
- Building Features : Outbuildings
- Square Feet Main House : 4727
- Baths : 3
- square feet
- Half Baths : 1
- Bedrooms : 5

Please include both list agents on any offers. Seller requires all buyer's to have proof of funds/pre-approval delivered to list agents prior to showings. All information is deemed accurate but not guaranteed by listing agents. Buyer(s) and their agents to do their own complete due-diligence to verify any and all information. Floor plans are only estimates using the CubiCasa app - buyers and their agents to do their own due diligence. Windows in basement bedrooms may or may not be egress sized. Buyers and their agents to do their own due diligence to verify. According to the county, septic is approved for 5 bedrooms, but not the additional bedroom in the guest house.

#### Taxes

Tax Year : 2024

Estimated Taxes per year are \$5,855.00

Hannah Bruha

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Hannah Bruha is a local Butte/ Anaconda REALTOR® who enjoys helping clients through the home buying and selling process. Her overall knowledge of the Western Montana real estate market and a close working relationship with numerous buyers and sellers yielded total sales of \$3.2 million in 2020 and \$3.4 Million to date in 2022. Hannah's performance with her customers has resulted in multiple recommendations and referrals as her business continues to grow. Hannah was born in Colorado (where her father grew up); her mother was born and raised in SW Montana. A job opportunity for her dad brought Hannah and her family to Maryland where Hannah lived from age 4 through high school graduation. Hannah loved all sports growing up and achieved a black belt in karate at the age of 11. Lacrosse, played at a very high level in Maryland, became Hannah's main passion. Hannah then committed to play Division 1 lacrosse at the University of Oregon and coincidentally arrived to play for the Ducks in the fall of 2010. That scholarship was Hannah's ticket to come back west. Hannah then decided to transfer to the University of Montana in 2012 to study exercise science and nutrition, while trying her hand at coaching the Missoula High School Club lacrosse team, another fun effort that resulted in a state championship win! Hannah got married in 2017; her husband is a Lineman for Northwestern Energy and they now live in Anaconda with their two children Hadley and Bo. Hannah has always had a special bond with Montana her whole life, from learning to ski at a young age, backpacking in Glacier Park and the Bitterroot Mountains, fly fishing and paddle boarding on the Yellowstone, and enjoying the amazing outdoor life in Montana. Hannah has led a fulfilling life enjoying the outdoors and raising a young family. She understands the importance real estate plays in her clients' lives and looks forward to many years of building relationships with her clients.

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