



A Rare Montana Legacy, Carbon County, Montana, 158.00 Acres

\$1,375,000

- Agriculture, Equestrian, Pond, Water Rights

A Rare Montana Legacy | 157.85 Acres of Untouched Beauty At 89 Wild Rose Trail, discover a landscape where endless skies meet five majestic mountain ranges. This 157.85-acre estate offers irrigated and non-irrigated hay fields, a meandering seasonal waterway, a undeveloped spring, and a tranquil pond — the foundation for a once-in-a-lifetime Montana retreat. A modest, off-grid tiny home provides immediate shelter while you design and build the home of your dreams. A substantial 48’ x 120’ fully finished shop with radiant floor heat, barn, tack room, and fenced corral ensures comfort, storage, and flexibility from day one. Power upgrades are completed, 2, 200-amp services are installed on property. Only 20 minutes to Red Lodge’s world-class recreation and one hour to the cultural hub of Billings.

This property invites you to create your own Montana legacy - a sanctuary of privacy, possibility, and breathtaking natural beauty.

- Street Address : 89 Wild Rose Trail
- Lot Size Acres : 158.00 Acres
- Postal / Zip Code : 59070
- Dwelling : Yes
- State / Province : Montana
- County : Carbon
- Closest City : Roberts

Home Info

- Year Built : 2021
- Building Features : Storage Shed, Shop, Other Storage, Horse Stables, Hay Shed, Garage, Corrals, Barn
- Square Feet Main House : 768 square feet
- Baths : 1
- Bedrooms : 1

Taxes

Tax Year : 2024

Estimated Taxes per year are \$2,743.00

Broker Info

Ray Cotter

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Clearwater Montana Properties

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Ray’s proudest accomplishments aren’t measured in awards or accolades, but in the life he’s built with his wife and the privilege of raising four outstanding young women. A man of honesty, integrity, and an unwavering work ethic, Ray believes that a handshake and a promise are just as binding as any contract. Deeply rooted in Montana, Ray lives and breathes the outdoor lifestyle the state is known for. Whether it’s elk hunting, hiking, camping, rafting, or casting a fly line into one of Montana’s legendary rivers, he fully embraces the recreational opportunities that surround him. For Ray, real estate isn’t just about property—it’s about connecting people to the land, lifestyle, and community that make Montana feel like home. A true steward of the land, Ray is passionate about helping others find their perfect piece of Big Sky Country. Montana isn’t just where he lives—it’s who he is.