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Turnkey Off-Grid Mountain Retreat, Deer Lodge County, Montana, 26.7 Acres **\$599,000**

- House, Pond, Wildlife Viewing

Sweeping mountain views and true wilderness seclusion await on this exceptional 26-acre off-grid retreat that delivers Montana living at its finest—without sacrificing modern convenience. Located just minutes from Anaconda, 394 Bear Paw Trail represents a rare opportunity to own a turnkey mountain property where self-sufficiency meets accessibility. Strategically positioned between the Anaconda-Pintler Wilderness, Sapphire Range, and Flint Creek Range, this property sits at the epicenter of Southwest Montana's premier recreational corridor. The log cabin features 1,056 square feet of above-grade living space with one bedroom, a spacious loft, and a 768-square-foot walk-out basement providing substantial expansion potential. Expansive windows capture dramatic valley views while flooding the interior with natural light, and a soapstone wood stove serves as both functional heat source and stunning focal point.

Off-Grid Infrastructure Done Right: The comprehensive solar power system includes lithium storage batteries for reliable energy independence, backed by a commercial-grade generator. Private well and septic system eliminate utility dependencies, while the propane tank supports supplemental heating and cooking. Durable metal roof, hardwood floors throughout, and a 30' x 24' shop under construction with dual 10' x 10' garage doors complete this turnkey package.

World-Class Recreation at Your Doorstep: Anaconda sits 14 miles from Georgetown Lake, Montana's most prolific

fishery, where trophy Rainbow and Brook Trout plus Kokanee Salmon draw anglers year-round. The nearby Flint Creek offers excellent fly fishing with sustained summer flows. Ice fishing runs December through March on Georgetown Lake. Montana's generous hunting seasons include archery starting early September and rifle season from late October through Thanksgiving. The surrounding area supports healthy populations of elk, mule deer, whitetail deer, and black bear, with spring and fall bear seasons plus grouse and partridge hunting September through January.

Discovery Ski Area, 23 miles west at Georgetown Lake, delivers 2,200 acres of skiing across four faces with some of the steepest lift-served terrain in the region. With 200-215 inches of annual snowfall, groomed runs for beginners and intermediates, plus challenging expert terrain with steep chutes and powder bowls, Discovery operates early season through April with affordable lift tickets.

Convenience Meets Seclusion: Downtown Anaconda provides groceries, dining, and essential services minutes away. Historic Philipsburg sits 25 miles northwest with charming shops and acclaimed breweries. The Old Works Golf Course (Jack Nicklaus signature design) offers championship golf within 15 minutes. Fairmont Hot Springs Resort provides year-round soaking 30 minutes east. The Big Hole River, a premier blue-ribbon freestone fishery home to the lower 48's only river population of arctic grayling, flows within an hour.

Exceptional Airport Access: Bozeman Yellowstone International Airport lies 90 minutes east, Missoula International 90 minutes west, and Helena Regional 90 minutes northeast—you're never more than 90 minutes from commercial air service. Properties of this size with completed infrastructure, water features, and mountain views remain scarce in the Anaconda market, particularly with the added value of the new shop. Southwest Montana's real estate market continues demonstrating strong fundamentals driven by limited inventory and sustained demand from buyers seeking privacy, outdoor access, and self-sufficiency.

Don't miss this rare opportunity to own a fully realized Montana mountain retreat where luxury off-grid living meets unmatched recreational access. Contact Hannah Bruha at Clearwater Montana Properties to schedule your private showing.

Main Info

- Street Address : 394 Bear Paw Trail
- Lot Size Acres : 26.7 Acres
- Postal / Zip Code : 59711
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 0000568600
- County : Deer Lodge
- Closest City : Anaconda

Taxes

Tax Year : 2024

Estimated Taxes per year are \$2,901.00

Broker Info

Hannah Bruha

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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