



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

**\$1,299,000**

- 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.

### Main Info

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

## Taxes

Tax Year : 2024

Estimated Taxes per year are \$2,743.00

## Broker Info



### Ray Cotter

**Clearwater Montana Properties**

(P:) **406-860-1243**

(M:) **406-860-1243**

[rcotter@cmpmontana.com](mailto:rcotter@cmpmontana.com)

[cmpmontana.com](http://cmpmontana.com)

Ray measures success not by awards or accolades, but by the life he has built with his wife and the privilege of raising four remarkable young women. A man defined by honesty, integrity, and an unwavering work ethic, Ray believes that a handshake and a promise carry the same weight as any signed contract. Deeply rooted in Montana, Ray lives and breathes the outdoor lifestyle that makes the state legendary. Whether he's elk hunting, hiking, camping, rafting, or casting a fly line into one of Montana's iconic rivers, he fully embraces the adventures and experiences the land has to offer. For Ray, real estate is more than transactions—it's about connecting people to the land, lifestyle, and community that make Montana feel like home. As a dedicated steward of the land, he is passionate about helping clients discover their own piece of Big Sky Country. Montana isn't just where Ray lives—it's who he is, and he brings that passion, knowledge, and care to every client he serves.

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