

\$120,000 - Grapevine Road, Fort Smith

MLS® #30022997

\$120,000

Bedroom, Bathroom,
Land on 2.81 Acres

N/A, Fort Smith, MT

Spanning 2.81 acres, this property boasts around 900 feet of coveted Bighorn River frontage, placing it in a prime location. Known as one of Montana's premier trout streams and among the top in the contiguous United States, the Bighorn River necessitates a Montana fishing license for angling enthusiasts. Adjacent to the property lies the Yellowtail Afterbay Reservoir, which ensures a consistent river flow and provides immediate access. Establish a base camp and explore the river by boat from this advantageous site. Consider constructing a cabin as your headquarters for outdoor adventures. Entrepreneurs may find this property ideal for outfitting ventures catering to outdoor enthusiasts. Embrace a lifestyle characterized by tranquility, fostering a deep connection with nature! Please note that the property does not have legal access at this time and the buyer will need to negotiate an easement with surrounding landowners.



Essential Information

MLS® #	30022997
Price	\$120,000
Acres	2.81
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	Grapevine Road
Subdivision	N/A
City	Fort Smith
County	Big Horn
State	MT
Zip Code	59035

Amenities

View	Creek/Stream
Is Waterfront	Yes
Waterfront	River Access, Waterfront

Additional Information

Date Listed	April 10th, 2024
Days on Market	429