

\$475,000 - Nhn Comer Hill Road, Great Falls

MLS® #30024296

\$475,000

Bedroom, Bathroom,
Land on 78.38 Acres

Grandview Estates, Great Falls, MT

Experience the epitome of Montana living with this hard-to-find, large building site near Great Falls, boasting incredible vistas overlooking the majestic Missouri River. Immerse yourself in the breathtaking beauty as geese migrate against a backdrop of distant snow-covered mountain peaks. Listen to pheasants cackle and watch rutting whitetail from your perch above the river bottom. This coveted area offers protective covenants ensuring the preservation of your land and home value for years to come.

Conveniently located about 15 minutes from the airport and 20-25 minutes from downtown, this parcel offers unmatched convenience with country charm. Explore the potential for a partial split (with HOA and/or county approval) maximizing returns for the new owner. With two recorded easements and an unrivaled viewscape this is a special property.

For those seeking river access, two options are available within a few miles, including a shared access site for the HOA. Birds Eye View of Missouri River Bottom

Views of the Big Belt and Little Belt Mountain Ranges

One of a Few Large Tracts Left in the Area
Near Conveniences of Great Falls Metro Area

Two Easements to Access Parcel

Corners and lots lines nicely market

Top End Area with Nice Homes and Protective Covenants

Shared River Access

* Buyer's agent/buyer to verify all details



during due diligence. Seller agent does not guarantee acreages and HOA details. Additionally, any parcel splits will need to be approved by the HOA and/or the county planner/sanitarian.

Essential Information

MLS® #	30024296
Price	\$475,000
Acres	78.38
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	Nhn Comer Hill Road
Subdivision	Grandview Estates
City	Great Falls
County	Cascade
State	MT
Zip Code	59404

Amenities

Amenities	Park
Features	Fishing
View	Mountain(s), Creek/Stream, Valley
Waterfront	Navigable Water, Water Access

Additional Information

Date Listed	May 2nd, 2024
Days on Market	495
HOA Fees	500
HOA Fees Freq.	Annually