

# \$260,000 - Nhn Pendergrass Road, Cut Bank

MLS® #30024298

**\$260,000**

Bedroom, Bathroom,  
Land on 57.61 Acres

N/A, Cut Bank, MT

Beautiful property boarding Cut Bank Creek. The presence of a small waterfall and pond flowing through the property via an undetermined creek creates your own private oasis. Ability to build a dream home or cabin offers the opportunity to fully immerse oneself in the natural beauty of rolling hillside, cliffs, and rock outcrops.

There is plenty of room for animals and the property has been used as leased pasture land.

Additionally, the legal easement for accessing the North West portion of the property ensures practicality and ease of movement throughout the land. Property also includes water rights.

Located just 45 minutes from Glacier National Park, offers the advantage of being close to one of the most stunning and renowned national parks in the United States. This proximity would provide endless opportunities for outdoor adventures and exploration.



## Essential Information

|          |                 |
|----------|-----------------|
| MLS® #   | 30024298        |
| Price    | \$260,000       |
| Acres    | 57.61           |
| Type     | Land            |
| Sub-Type | Unimproved Land |
| Status   | Active          |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | Nhn Pendergrass Road |
| Subdivision | N/A                  |
| City        | Cut Bank             |
| County      | Glacier              |
| State       | MT                   |
| Zip Code    | 59427                |

**Amenities**

|               |                           |
|---------------|---------------------------|
| Utilities     | None, Water Not Available |
| Is Waterfront | Yes                       |
| Waterfront    | Creek, Waterfront         |

**School Information**

|          |                 |
|----------|-----------------|
| District | District No. 15 |
|----------|-----------------|

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2024 |
| Days on Market | 522            |