

\$1,250,000 - Nhn Vaughn South Frontage Road 160 Acres, Great Falls

MLS® #30024338

\$1,250,000

Bedroom, Bathroom,
Land on 159.51 Acres

N/A, Great Falls, MT

If you have been looking for riverfront combined with big acreage, this is it! Enjoy 160 acres of pasture land with over a mile (6616') of Sun River frontage with butte and some mountain views. This is an extremely unique offering, with the acreage, river and proximity to Great Falls. It is also held in two separate deeds. The property offers a well that goes to the Madison aquifer, so water is abundant. It also includes irrigation rights. Currently, there is a barn/shop on the property. While most of the ground is in a flood zone, the sellers have received a Letter of Map Amendment from FEMA, so building is allowed. The zoning is SR- 2. Within that designation, there are specific agricultural uses and more, so imagine an equestrian estate with homes and barns and the ability to accommodate and feed horses and while taking in the beauty and recreation of being ON the Sun River! The zoning also allows for public buildings, retirement homes, worship facilities, accessory buildings, community garden, day care, educational facility, nursing home, on-site construction office and more. Bring your ideas and make it a truly treasured home(s) setting/a legacy property OR enhance any kind of commercial or income use because its stunning setting on the Sun River. Seller is working for additional, permanent water rights to pull water from the river. Well has only been used for stock previously. Buyers to verify all



representations to their own satisfaction.

Essential Information

MLS® #	30024338
Price	\$1,250,000
Acres	159.51
Type	Land
Sub-Type	Agriculture
Status	Active

Community Information

Address	Nhn Vaughn South Frontage Road 160 Acres
Subdivision	N/A
City	Great Falls
County	Cascade
State	MT
Zip Code	59404

Amenities

Utilities	Electricity Connected
Is Waterfront	Yes
Waterfront	River Access, Waterfront

Additional Information

Date Listed	May 14th, 2024
Days on Market	528