

\$6,300,000 - 1018 Eden Road, Great Falls

MLS® #30032729

\$6,300,000

5 Bedroom, 5.00 Bathroom, 8,346 sqft

Farm on 1424.00 Acres

N/A, Great Falls, MT

Diamond T Ranch isn't just a property; it's a lifestyle. Spend your mornings horseback riding across 1,400+ acres, exploring endless trails and rolling terrain right outside your door. ATV or side-by-side rides can start from the garage and extend for miles, and for hunters, the land offers upland game, waterfowl, mule deer, whitetail deer, and antelope hunting with opportunities for special hunting permits due to the ranch's scale. You can even set up your own target practice or shoot clay pigeons right from your porch. The ranch sits just 20 minutes from downtown Great Falls, with groceries, restaurants, banks, and even concerts to enjoy. You're only about 20 minutes from blue ribbon fly fishing on the Missouri River or the Smith River, so you can sneak out for a morning on the water whenever you like. World-class outdoor recreation surrounds you: hiking in the Bob Marshall Wilderness and surrounding mountains, and boating or relaxing on Holter Lake. It's also only 1.5 hours from Showdown Montana Ski Resort and about 3.5 hours from Whitefish Mountain Resort. The Showdown Resort offers great alpine and cross-country skiing options. For weekend getaways or hosting guests, you can fly into Great Falls International Airport or, for the adventurous, even land your small plane right on the property.

Diamond T Ranch is a 1,400+ acre property just 20 minutes from downtown Great Falls,



MT. This one-of-a-kind ranch features an 8,346 SF custom home with Wolf kitchen appliances, a Sub-Zero fridge, a heated 3-car garage, luxury stonework from Italy, France, and Turkey, and a newly renovated 1,700 SF caretaker/guest home just a half mile from the main house.

There are also 2 large metal butlers (3,375 SF & 2,400 SF), a heated shop (1,080 SF), an 800 SF barn plus carport, 2 horse barns capable of fitting 9 horses each, a large hay barn, 6 usable grain silos, a 500-gallon gas tank, and a 1,000-gallon off-road diesel tank. There are also 7 natural springs fed by the Flathead Aqueduct, a year-round creek, and four spring-fed water tanks. (Onsite tractors and farming equipment also available for purchase.)

It is recommended that all buyers & buyer's agents verify all the information provided to them regarding this property to their satisfaction. This information is provided by outside sources and is deemed reliable but not warranted by the listing agent.

Built in 2016

Essential Information

MLS® #	30032729
Price	\$6,300,000
Bedrooms	5
Bathrooms	5.00
Full Baths	1
Half Baths	2
Square Footage	8,346
Acres	1,424.00
Year Built	2016
Type	Farm
Sub-Type	Ranch

Style	Modern, Other, Ranch
Status	Active Under Contract

Community Information

Address	1018 Eden Road
Subdivision	N/A
City	Great Falls
County	Cascade
State	MT
Zip Code	59405

Amenities

Utilities	Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Available
Parking	Additional Parking, Electric Gate, Garage, Garage Door Opener, Heated Garage, RV Access/Parking
# of Garages	3
Garages	Attached
View	Meadow, Mountain(s)

Interior

Interior Features	Fireplace, Main Level Primary, Open Floorplan, Vaulted Ceiling(s), Wired for Data, Walk-In Closet(s), Wired for Sound, Additional Living Quarters, Wet Bar
Appliances	Dryer, Dishwasher, Freezer, Disposal, Microwave, Range, Refrigerator, Water Softener, Washer
Heating	Radiant Floor, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
# of Stories	1
Stories	Three Or More, One
Has Basement	Yes
Basement	Daylight, Full, Partial, Partially Finished, Unfinished

Exterior

Construction	Cedar
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Additional Information

Date Listed	August 22nd, 2024
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Days on Market	384
Zoning	Agricultural