

\$159,000 - Lot 19 Missouri Bend, Great Falls

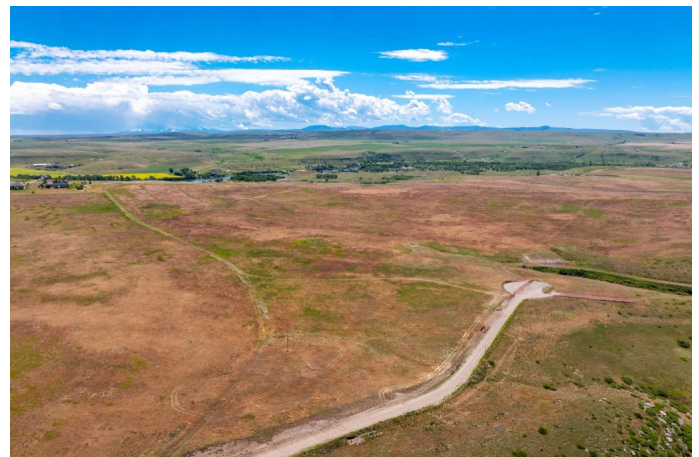
MLS® #30041912

\$159,000

Bedroom, Bathroom,
Land on 2.02 Acres

N/A, Great Falls, MT

Introducing a rare opportunity to own a piece of Montana land in the prestigious Big Bend Ranch, boasting breathtaking views of the majestic Missouri River. This prime parcel of land offers river access with a convenient boat launch and seasonal boat dock, perfect for water enthusiasts and nature lovers alike. What sets this property apart is the cost-saving benefit of being part of the water system, eliminating the need to drill your own well! By joining the water system, you can save 10's of thousands of dollars in well drilling expenses, making this investment even more attractive and cost-effective! Imagine waking up to panoramic views of the Missouri River, enjoying easy access to water activities, and the convenience of a ready-to-use water system. Water is \$50/month for both unlimited irrigation and domestic. Water hook up fee is \$500. \$750 annually for HOA fees. Don't miss this chance to own a piece of paradise in the highly coveted Big Bend Ranch.



Essential Information

MLS® #	30041912
Price	\$159,000
Acres	2.02
Type	Land
Sub-Type	Residential
Status	Active Under Contract

Community Information

Address	Lot 19 Missouri Bend
Subdivision	N/A
City	Great Falls
County	Cascade
State	MT
Zip Code	59404

Amenities

Amenities	Boat Dock, Park, Snow Removal, Stream Year Round
Utilities	Cable Available, Electricity Available, Natural Gas Available, High Speed Internet Available, Phone Available, Underground Utilities
View	Creek/Stream

Additional Information

Date Listed	March 7th, 2025
Days on Market	228
HOA Fees	750
HOA Fees Freq.	Annually