

\$3,599,000 - 2173 Old Us Hwy 91, Cascade

MLS® #30043455

\$3,599,000

2 Bedroom, 4.00 Bathroom, 2,064 sqft

Residential on 68.50 Acres

N/A, Cascade, MT

This rare find on the Missouri River offers 68.5 acres of pristine land in a private setting, featuring a stunning 2,064 sq. ft. log home with luxurious touches like heated bathroom floors, quartz countertops, and a wraparound porch perfect for taking in the breathtaking views. The meticulously maintained landscape boasts a variety of tree species and an underground sprinkler system. An additional 2-bedroom, 1-bath apartment is attached to the 54 X 30ft quonset, providing extra space for guests or rental opportunities. Outdoor enthusiasts will appreciate over half a mile of private river frontage for world-class fly fishing, along with exceptional bird hunting for pheasants, Hungarian partridge, and waterfowl. The property is ideally situated next to Pelican Point fishing access, with the Missouri River offering 33 miles of premier fishing and recreation. This is a true paradise for those seeking luxury, privacy, and outdoor adventure. Located in hunting district 445, this area offers excellent opportunities for deer and elk hunting, with easy access to the nearby Big Belt Mountains and Beartooth game range. For anglers, Holter Lake—renowned for its walleye fishing—is just 26 miles away, providing even more outdoor recreation. Whether you™re an avid hunter, fisherman, or nature enthusiast, this prime location offers unparalleled access to some of Montana™s best wildlife. Property is in a Conservation Easement with the Montana Land Reliance.



Conveniently located, the property is a just a short distance from the Dearborn River boat ramp and approximately 5 miles to the nearest fly shop. The neighboring town of Cascade is just a short 7 miles and has a K-12 school, grocery store, gas station, and restaurants. Just 33 miles from the property, the town of Great Falls has an international airport, Level II Trauma Center, shopping and much more. Helena is approximately 58 miles away.

Built in 2012

Essential Information

MLS® #	30043455
Price	\$3,599,000
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,064
Acres	68.50
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Style	Log Home
Status	Active

Community Information

Address	2173 Old Us Hwy 91
Subdivision	N/A
City	Cascade
County	Cascade
State	MT
Zip Code	59421

Amenities

Utilities	Electricity Connected, Propane
Features	Fishing

Parking	Garage, Garage Door Opener
# of Garages	2
Garages	Attached
View	Meadow, Mountain(s), Creek/Stream, Trees/Woods
Is Waterfront	Yes
Waterfront	River Access, Waterfront

Interior

Interior Features	Additional Living Quarters
Appliances	Dryer, Dishwasher, Microwave, Range, Refrigerator, Washer
Heating	Forced Air, Gas, Propane, Stove
Stories	Two
Basement	Crawl Space

Exterior

Exterior Features	Propane Tank - Owned
Construction	Log
Foundation	Poured

Additional Information

Date Listed	March 13th, 2025
Days on Market	209
Zoning	Residential