

\$188,850 - N/A, Highwood

MLS® #30044259

\$188,850

Bedroom, Bathroom,
Land on 9.94 Acres

N/A, Highwood, MT

10 Acres of Missouri River frontage with fishing, boating, hunting, and power with BLM land across the river out in the country between Great Falls, Montana, and Fort Benton, Montana. Land in Montana on the banks of the Missouri River isn't easy to come by. This is your chance to own Missouri River frontage out in the countryside of Montana. It bears repeating that this property has Missouri River frontage! This amazing Montana property borders the Missouri River for 333 feet and gives you approximately 10 acres of land you could build your Montana cabin or home on. You'll have the mighty Missouri River right out your front door to see, hear, and go fishing or boating any time you want. The Missouri River is known for its renown trout, walleye, and pike fishing among other fish like small mouth bass, carp, catfish, and more. By owning river frontage, you'll have easy access to the river to enjoy day in and day out. Just step out the front door of your cabin with your fishing pole in hand and take to the river for relaxation and fun as you catch the big ones in the waters of the Mighty Mo (Missouri). There are geese, ducks, other waterfowl, and bald and golden eagles that all use this stretch of the Missouri River for the valuable food and water it provides. The eagles can be seen gliding along the banks of the Missouri River looking for food or soaring along the bluffs on the opposite side of the river, making it seem so effortless to look down on everything from above. The deer and



antelope in the area also use the river for the valuable water and nourishment it provides. That is evidenced by the trails you can see on the bluffs across the river on the BLM land there. You can watch them from the cabin on your property, and during hunting season, you can hunt that BLM land that borders your land just across the river. In fact, theyâ€™ll be within range during the general hunting season as they come down to water at the river. Just wait and watch them from your picture windows. And if thatâ€™s not enough, the access road leading to the property goes through BLM land, which you can hunt and hike on, too. There are plenty of other BLM and state lands in the area, as well as block management areas that are open to hunting on private lands. The area is also well known for its fantastic pheasant and upland game bird hunting. Youâ€™ll see ring-necked pheasants and other game birds just standing along the roads leading to your property on the Missouri. You canâ€™t go wrong with this one. Bring your friends and family so they can enjoy your piece of the Missouri River and the surrounding countryside, too. Theyâ€™ll wish they were lucky enough to own such an amazing property. Well, actually, they can, too, as there are additional lots available bordering this property with package deals available for purchasing more than one lot at a time. Thereâ€™s power right on the property already, and a fiber optics line is slated to be put in shortly, so itâ€™s literally just a matter of picking your spot to start your adventure. Thereâ€™s already a year-round residence in the area, so whether your interests are seasonal fun on the river or taking advantage of the property year-round, youâ€™ve got all the options. Youâ€™re only about 20 miles from the small town of Highwood, Montana, on mostly improved gravel roads. And Great Falls, Montana, with its international airport and other amenities, is about 47 miles away,

of which about 21 miles are improved gravel road and 26 miles are highway. Or from around April through November of each year, you can take the free ferry crossing of the Missouri River at Carter’s Ferry, which is only about 2 miles up the river from the property. Going this route, it’s about 36 miles to Great Falls with about 9 miles of mostly improved gravel road and 27 miles of highway. Carter’s Ferry has been ferrying people across the Missouri River for over one hundred years and is a fun way to get to the property and shave some miles off the trip to Great Falls. Land with Missouri River frontage and power, all bordering BLM land with wildlife and water sports, is an amazing find.

Essential Information

MLS® #	30044259
Price	\$188,850
Acres	9.94
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	N/A
Subdivision	N/A
City	Highwood
County	Chouteau
State	MT
Zip Code	59450

Amenities

Is Waterfront	Yes
Waterfront	Navigable Water, River Access, Waterfront

Additional Information

Date Listed	March 28th, 2025
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Days on Market 204