

\$298,000 - Tbd Overloop Trail, Toston

MLS® #30044316

\$298,000

Bedroom, Bathroom,
Land on 1.15 Acres

N/A, Toston, MT

This waterfront lot on the Missouri River offers an extraordinary opportunity to enjoy world-class trout and walleye fishing right from your own backyard. With stunning mountain views, accessible riverfrontage, and a peaceful cul-de-sac location, this property combines natural beauty with a tranquil setting. About 3 miles upstream, there is a public boat launch where you can put it and float/fish right down to your private/HOA riverbank. This perk is exceptionally hard to find and demands attention from serious anglers and water lovers.

The lot is further enhanced by an approved Letter of Map Amendment (LOMA), officially removing it from the FEMA floodplain, making it fully buildable and suitable for a septic system. With a well already in place, this property is ready for you to bring your dream home to life, set against a backdrop that looks like a Charles M. Russell painting. Located in the desirable Missouri River Rendezvous subdivision, known for its well-maintained homes and peaceful atmosphere, the lot is adjacent to over 4 acres of green space owned by the HOA, featuring a 3-hole golf course, a frisbee golf course, boat access, and picnic area—ensuring these recreational areas will never be developed. The parcel is situated approximately 45 minutes from Bozeman's International Airport and just 15 minutes from Townsend for most day-to-day amenities. This is a rare opportunity to own a



piece of Montana paradise, where riverfront living, breathtaking scenery, and endless outdoor adventures create an ideal foundation for a life well-lived.

Essential Information

MLS® #	30044316
Price	\$298,000
Acres	1.15
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	Tbd Overloop Trail
Subdivision	N/A
City	Toston
County	Broadwater
State	MT
Zip Code	59643

Amenities

Amenities	Landscaping, Picnic Area, Park, See Remarks
Utilities	Electricity Available, High Speed Internet Available
Features	Fishing, Golf
View	Mountain(s), Creek/Stream
Is Waterfront	Yes
Waterfront	Navigable Water, River Access, Waterfront

Additional Information

Date Listed	April 2nd, 2025
Days on Market	204
HOA Fees	500
HOA Fees Freq.	Annually