

\$2,490,000 - 2107 Old Us Highway 91, Cascade

MLS® #30045827

\$2,490,000

3 Bedroom, 1.00 Bathroom, 1,144 sqft

Residential on 82.00 Acres

N/A, Cascade, MT

Discover one of the most unique properties in all of Montana. This exceptional 82-acre estate offers an unparalleled 3,000+ feet of pristine Missouri River frontage. The custom-built log cabin is ideally situated just a stone's throw from the renowned Blue Ribbon Missouri River. With the river on one side and a pond teeming with large carp on the other, this location is a sportsman's dream. Imagine world-class duck hunting and phenomenal fishing right from your doorstep. Beyond the incredible angling and waterfowl opportunities, the property offers superb upland bird hunting with Hungarian Partridge, pheasants, and sharp-tailed grouse. This is more than just a property; it's a private sanctuary. Having guided fly-fishing on the Missouri for 30 years, I can confidently say the fishing here is simply unparalleled "truly the best in the entire state of Montana." This property is unique in the entire State of Montana. The cabin is located a cast away from the Blue Ribbon Missouri River. Trout rise in front of the cabin, grab a cup of Joe, and walk out to fish the early morning "rise", sound like a dream? It is the spot to be on the Missouri River. This section of the river has less boat traffic, than any other. The fishing is excellent, rising trout up to 23 inches are caught on this section. Streamer fishing is great for the very large brown trout and those who are accustomed to this style of athletic fishing.

The hunting is wonderful for Ducks and Geese, one could literally shoot passing ducks



from the front porch, the cabin is located on the Flyway. Last season the Hungarian Partridge were numerous, and this coming season doesn't look to disappoint , for both Pheasants and Huns.

Float down the Missouri River from your new cabin and enjoy the slower moving section of the river, The river has brown trout, rainbow, whitefish, carp, walleye, and northern pike. A 40 inch Norther pike was caught just a few miles south of the cabin.

For hatches, the river is famous for the Pale morning dun , Tico , and Caddis hatches . In addition to having wonderful Hopper and Beetle and Ant fishing all in all just a great world-class fishery.

Built in 1993

Essential Information

MLS® #	30045827
Price	\$2,490,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,144
Acres	82.00
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Style	Cabin, Log Home
Status	Active

Community Information

Address	2107 Old Us Highway 91
Subdivision	N/A
City	Cascade
County	Cascade
State	MT
Zip Code	59421

Amenities

Features	Fishing
Garages	Attached
View	Mountain(s), Creek/Stream, Valley, Trees/Woods
Is Waterfront	Yes
Waterfront	Pond, River Access, Waterfront

Interior

Appliances	Dishwasher, Microwave, Range, Refrigerator
Cooling	Central Air
Basement	Walk-Out Access

Exterior

Lot Description	82.9 acres
Roof	Metal
Foundation	Poured

School Information

District	District No. 3
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Additional Information

Date Listed	April 15th, 2025
Days on Market	155
Zoning	Recreational