

\$1,950,000 - 754 Sheep Creek Road, Cascade

MLS® #30046735

\$1,950,000

Bedroom, Bathroom,
Land on 20.00 Acres

N/A, Cascade, MT

This unmatched riverfront parcel on the Missouri River near Cascade, Montana presents an incredibly rare opportunity to own an unspoiled twenty-acre parcel with nearly a half mile of frontage on the blue-ribbon trout stream.

This undeveloped, unspoiled parcel is nestled in the foothills of the Big Belt Mountain foothills at the upper end of the beautiful Chestnut Valley. It offers multiple options for building sites well out of the flood plain, unparalleled panoramic mountain views, and rare river access in a private yet accessible setting.

Surrounded by ranch and public lands, this parcel offers privacy, security, diverse sporting opportunities and serenity that is nearly impossible to find. Well maintained county and state highway just a short drive to Cascade and the I-15 corridor. From there, 25 minutes to Great Falls and one hour to Helena, Montana. The property and surrounding area teems with upland birds, waterfowl, songbirds, deer, elk, antelope and Bighorn Sheep. Once you settle into your new retreat or lodge, you will not want to leave nor need to in order to enjoy all that this very special and unspoiled corner of Montana has offer.

KEY FEATURES:

Location: Southwest of Cascade, MT, with



convenient access via maintained county road, paved state highway.
River Frontage: approximately 2,640 feet of pristine Missouri River shoreline.
Buildable Sites: Multiple ideal locations well out of floodplain for a home, cabin, or retreat.
Power Nearby: Electric available close to property boundary
Views: 360° vistas of the Missouri River, the Big Belt Mountains, Cascade Butte, Tower Rock and more. One of the most photographed corners of Cascade County.
Wildlife: Area abounds with Pheasant, Hungarian Partridge, Prairie Chickens, Canada Geese, Mallard and Wood Ducks, Cormorants, Meadowlarks, Mountain Bluebirds, Osprey, Bald Eagles, Great Horned Owls, Red Tailed Hawks, Whitetail Deer, Mule Deer, Elk, Big Horn Sheep, Black Bears, Fox, Coyotes and more.
Recreation: Fly fishing, floating, kayaking, hiking, ATV riding, horseback riding, and hunting all at your doorstep with state land and block management private land nearby.
Access: Well-maintained county road to property, private road access from there with no through-traffic.

Additional Notes: Ideal for a private fishing lodge, vacation rental, or full-time residence. Close to public land and outdoor recreation opportunities Approx. 33 miles to Great Falls International Airport
Covenants: No subdivision

Essential Information

MLS® #	30046735
Price	\$1,950,000
Acres	20.00

Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	754 Sheep Creek Road
Subdivision	N/A
City	Cascade
County	Cascade
State	MT
Zip Code	59421

Amenities

Is Waterfront	Yes
Waterfront	Navigable Water, River Access, Waterfront

Additional Information

Date Listed	April 17th, 2025
Days on Market	183