

\$349,000 - 485 Lower Deep Creek Road, Townsend

MLS® #30050187

\$349,000

Bedroom, Bathroom,
Land on 4.10 Acres

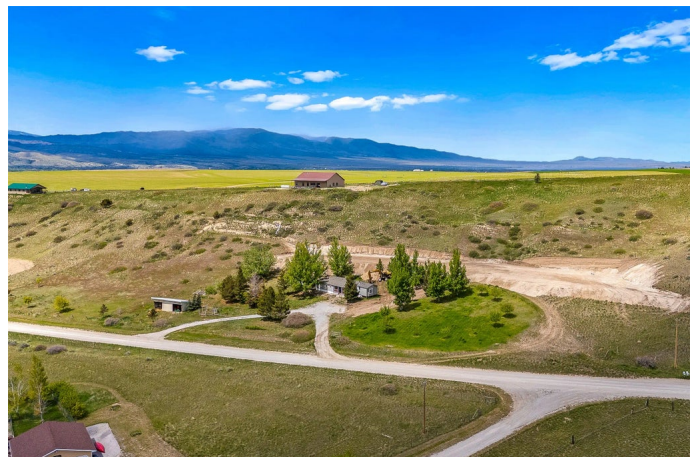
N/A, Townsend, MT

Build your Montana dream on 4.1 acres of scenic beauty in Broadwater County, with stunning views . Located on Lower Deep Creek Road, this rural property offers peace, privacy, and potential. A 2-bedroom, 2-bath home provides comfortable living while you build your dream home—there's already a level pad ready for your custom build and shop. Enjoy established trees, an orchard with underground sprinklers (featuring apple and cherry trees), and a vault already in place for a pressure tank. Multiple outbuildings offer storage and flexibility. No known covenants . This property sits on a county-maintained road, ensuring year-round access, and is just minutes to Townsend for daily needs. Adventure awaits just 10½ miles away at Canyon Ferry Lake, known for its boating and Walleye fishing. Helena is 36½ miles away, and Bozeman is just 60½ miles—close enough for convenience, far enough for tranquility! This property is Agent owned please call your favorite agent

Description

A tract of land in the NW¼; described as follows:

Beginning at a point on the north right-of-way line of a county road which bears North 76°51'10" East, 769.5 feet from the west quarter corner of Section 2, Township 6 North, Range 2 East, thence from the point of beginning North 30°28'47" West, 260.0 feet; thence North 59°31'13" East, 778.87 feet;



thence South 0°02'16" East, 262.68 feet along a fence to a point on the north right-of-way line of a county road; thence the following courses along the road right-of-way, South 49°42'33" West, 20.89 feet; thence 350.91 feet along a curve to the right with a 2049.28 foot radius; thence South 59°31'13" West, 276.0 feet to the point of beginning

Essential Information

MLS® #	30050187
Price	\$349,000
Acres	4.10
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	485 Lower Deep Creek Road
Subdivision	N/A
City	Townsend
County	Broadwater
State	MT
Zip Code	59644

Amenities

View	Mountain(s), Residential, Trees/Woods
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Exterior

Lot Description	4.1 acres
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School Information

District	District No. 1
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Additional Information

Date Listed	May 27th, 2025
Days on Market	146

Zoning

None