

\$279,900 - 1160 Us Highway 12 E, Townsend

MLS® #30050219

\$279,900

2 Bedroom, 1.00 Bathroom, 748 sqft
Residential on 1.08 Acres

N/A, Townsend, MT

Nestled on 1.076 acres just 10 miles from Townsend, this 1936 ranch home is brimming with potential. 2 bedrooms, and 1 bath, it's a perfect canvas for a creative renovation or investment opportunity. What truly sets this property apart is the incredible shop spaces. Two detached shops, each with four stalls, provide room for up to 8 vehicles—ideal for car enthusiasts, mechanics, or anyone needing extensive storage. Whether you dream of a workshop, home-based business, or a place for all your Montana toys, this property delivers. Surrounded by wide-open spaces and big sky views, you'll have plenty of room to expand, garden, or simply enjoy the peaceful setting. With easy year-round access and proximity to outdoor recreation, this is a fantastic opportunity for those seeking space, storage, and the freedom to create something special. Don't miss your chance to make this property your own! Full Legal Description

A tract of land situated in Lot 4 of Section 30 and Lot 1 of Section 31, Township 7 North, Range 4 East, described as follows:
beginning at the intersection of the South line of Section 30 and the Southerly 50 foot right-of-way of U.S. Highway No. 12; thence N. 43°36' E. 229.3 feet along the Highway right-of-way; thence S. 22°51'07" E. 180.26 feet to a point on the South line of Section 30; thence W. 56.86 feet along the section line; thence S.



48°08' W. 228.9 feet; thence S.
76°45'39" W. 76.02 feet; thence N.
77°25' W. 114.93 feet to a point on the
Highway right-of-way; thence Northeasterly
236.09 feet along a curve to the left with a
766.3 foot radius to the point of beginning,
according to Certificate of Survey recorded in
Book 1 of Plats, page 223.

Built in 1936

Essential Information

MLS® #	30050219
Price	\$279,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	748
Acres	1.08
Year Built	1936
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information

Address	1160 Us Highway 12 E
Subdivision	N/A
City	Townsend
County	Broadwater
State	MT
Zip Code	59644

Amenities

Utilities	Electricity Connected
Parking	Garage, Garage Door Opener
# of Garages	8
Garages	Detached
View	Mountain(s)

Interior

Interior Features	Fireplace
Appliances	Dishwasher, Microwave, Range, Refrigerator
Heating	Electric, Hot Water
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Stories	One
Basement	Crawl Space

Exterior

Roof	Asphalt
Foundation	Poured

School Information

District	District No. 1
----------	----------------

Additional Information

Date Listed	June 3rd, 2025
Days on Market	139
Zoning	None