

\$399,000 - 1720 Us Highway 408, Fairfield

MLS® #30052414

\$399,000

2 Bedroom, 1.00 Bathroom, 1,072 sqft

Residential on 2.86 Acres

N/A, Fairfield, MT

You'll love this location in rural Montana, where affordable properties on smaller acreages seldom come to market. This is a manageable 2.87 fenced acres with a prolific well, stunning Rocky Mountain Front views, and a mature wind belt of handsome trees. This original farmhouse home is two bedrooms, one bathroom, with an enormous living room, a fireplace, adjacent to the dining room and kitchen. Sellers operate a successful upholstery business in the detached shop that abuts a huge garage with abundant storage. Three other sheds/outbuildings are included with the sale. The property is flat and invites a garden, greenhouse, toy storage, and more. Easy access to nearby Augusta, Fairfield, or Choteau. Metal roof on the home. A grass lawn, flowers, and a covered porch invite you home. Sellers lease pasture next door, for grazing, from the Bureau of Reclamation. Sellers would help facilitate a lease transfer. No known covenants.

Built in 1930

Essential Information

MLS® #	30052414
Price	\$399,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,072



Acres	2.86
Year Built	1930
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information

Address	1720 Us Highway 408
Subdivision	N/A
City	Fairfield
County	Teton
State	MT
Zip Code	59436

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking	Additional Parking
# of Garages	3
Garages	Detached
View	Mountain(s)

Interior

Interior Features	Main Level Primary
Appliances	Range, Refrigerator
Heating	Forced Air, Fireplace(s), Gas, Wood Stove
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Stories	One
Basement	None

Exterior

Exterior Features	Storage
Roof	Metal
Construction	Masonite
Foundation	See Remarks

Additional Information

Date Listed	June 22nd, 2025
Days on Market	116