

\$1,000,000 - 2520 Montana Hwy 80, Fort Benton

MLS® #30052768

\$1,000,000

2 Bedroom, 2.00 Bathroom, 1,203 sqft

Residential on 80.00 Acres

N/A, Fort Benton, MT

Step into the heart of Montana history with this unique 80-acre riverfront property located just outside the charming and historic town of Fort Benton, known as the birthplace of Montana. Set against the backdrop of the “Mighty Mo,” the land offers direct river access and borders public BLM land, making it a prime location for outdoor recreation, tourism, and hospitality ventures. The property includes several well-positioned structures: a charming 3-bedroom, 1-bath homestead, a thoughtfully constructed two-story lodge built to accommodate guests or campers, a large shop, and a shed for storage or operational use. Bordering BLM lands, this location is ideal for launching or expanding a recreational business. Opportunities include guided fishing and hunting services, canoe or kayak rentals, eco-tourism, or establishing a full-scale RV park or campground. This property offers unmatched potential in a high-demand corridor of Montana’s tourism and recreation economy.

Built in 1970

Essential Information

MLS® #	30052768
Price	\$1,000,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1



Half Baths	1
Square Footage	1,203
Acres	80.00
Year Built	1970
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information

Address	2520 Montana Hwy 80
Subdivision	N/A
City	Fort Benton
County	Chouteau
State	MT
Zip Code	59442

Amenities

Utilities	Electricity Connected
# of Garages	2
Garages	Attached
View	Creek/Stream
Is Waterfront	Yes
Waterfront	River Access, Waterfront

Interior

Heating	Baseboard, Electric
Stories	One
Basement	Other

Exterior

Roof	Metal
Foundation	Poured

Additional Information

Date Listed	June 25th, 2025
Days on Market	13