

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

MLS® #30052779

\$1,000,000

Bedroom, Bathroom,
Commercial Sale on 80.00 Acres

N/A, Fort Benton, MT

This unique 80-acre riverfront property is located just outside the historic town of Fort Benton. The land offers direct “Mighty Mo” river access and borders public BLM land, making it a prime location for outdoor recreation, tourism, and hospitality ventures. The property includes several structures: a 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. The lodge features separate outdoor bathroom access—ideal for use as a base for an outfitting or guiding business, or as a central hub for an RV park or glamping site. With multiple wells already in place and room to expand, the property is well-suited for development. 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.

Built in 1970

Essential Information

MLS® #	30052779
Price	\$1,000,000
Acres	80.00
Year Built	1970
Type	Commercial Sale



Sub-Type	Building/Land
Status	Active

Community Information

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

Amenities

Is Waterfront	Yes
Waterfront	River Access, Waterfront

Exterior

Foundation	Poured
------------	--------

Additional Information

Date Listed	June 25th, 2025
Days on Market	13