

\$199,000 - 218 Upper Sawmill Creek Lane, Cascade

MLS® #30053260

\$199,000

Bedroom, Bathroom,
Land on 5.00 Acres

N/A, Cascade, MT

Tucked away in the timbered hills of Montana, this well-built cabin offers the perfect launch point for self-sufficiency or a quiet retreat from the noise of town. With one bedroom on the main floor and a full loft upstairs, there's ample space for rest and relaxation. The metal siding offers durability, while wood accents and thoughtful craftsmanship inside bring warmth and charm. A larch deck extends from the front of the home, where you can soak in the views—and with two bars of Verizon cell service, you can stay connected when needed.

A camper on site adds another sleeping option, complete with its own sitting porch for enjoying the peaceful outdoors. A small creek meanders across the land, and the terrain is a gentle mix of slopes and rolling ground, perfect for exploring. Unique rock formations and timber create a natural playground for outdoor lovers, and it's not uncommon to see wildlife roaming the area. Located just three miles from the Dearborn River and about eight miles from the Missouri River, this property puts some of Montana's best fishing within easy reach. Stop by the rivers on your way home from Helena or Great Falls—both within commuting distance—and cast a line for both types of trout, walleye, perch and cutthroat. Holter Lake and the surrounding public lands provide even more opportunities for recreation. An outhouse and storage shed are already in place, and the cabin is move-in ready for your off-grid lifestyle. A number of year-round



residents live in the area, and while access is remote, youâ€™ll find a community of like-minded people. A voluntary road committee helps keep winter access possible with a suggested donation of around \$200 annually.

Whether youâ€™re dreaming of a low-impact homestead or just a quiet place to reconnect with nature, this is a rare opportunity to own a piece of Montana thatâ€™s ready for you to start your next chapter.

Essential Information

MLS® #	30053260
Price	\$199,000
Acres	5.00
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	218 Upper Sawmill Creek Lane
Subdivision	N/A
City	Cascade
County	Cascade
State	MT
Zip Code	59421

Amenities

View	Meadow, Valley, Trees/Woods
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Additional Information

Date Listed	July 5th, 2025
Days on Market	84