

\$298,850 - 3391 Vernon Road, Highwood

MLS® #30054125

\$298,850

1 Bedroom, 1.00 Bathroom, 420 sqft

Residential on 10.00 Acres

N/A, Highwood, MT

Cabin on the Missouri River with fishing, boating, hunting, and power with BLM land across the river out in the country between Great Falls, Montana and Fort Benton, Montana. A cabin on the banks of the Missouri River isn't easy to come by. This is your chance to own a cabin with Missouri River frontage out in the countryside of Montana. It bears repeating that this property features a cabin with Missouri River frontage. This amazing Montana property borders the Missouri River for well over 1/8th of a mile and gives you approximately 10 acres of land around your cabin for elbow room. Additionally, 12 to 22 acres are available in two additional parcels for those seeking even more space and land. You'll have the mighty Missouri River right out your front door to see, hear, and go fishing or boating on any time you want. The Missouri River is known for its renowned trout, walleye, and pike fishing, among other fish like smallmouth bass, carp, catfish, and more. By owning river frontage, you'll have easy access to the river to enjoy day in and day out. Just step out the front door of your cabin with your fishing pole in hand and take to the river for relaxation and fun as you catch the big ones in the waters of the Mighty Mo (Missouri). The cabin is finished with magnificent blue stained pine and a vaulted ceiling on the interior and rustic log-type siding on the outside with a porch that overlooks the banks and waters of the Missouri River. The cabin is 14x30 feet



exterior length with another 6x14 feet of porch with a living room, kitchen, bedroom, and bathroom and has electric heat, wood stove, air conditioning, kitchen sink and cabinets, water tank, refrigerator, microwave, television, bathroom sink, compost-type toilet, shower and on-demand hot water heater. A well and septic have not been installed. There's also a storage shed that's 12x24 feet in size with a garage door and built in outhouse to store all your tools, supplies, and water sport toys. If you want even more, there's plenty of space to build your home on the Missouri River too with this as the guest cabin. What a magnificent setting to live in and wake up to every morning. Besides all the fishing, there are geese, ducks, and other waterfowl as well as bald and golden eagles that all use this stretch of the Missouri River for the valuable food and water it provides. The eagles can be seen gliding along the banks of the Missouri River looking for food or soaring along the bluffs on the opposite side of the river making it seem so effortless to look down on everything from above. The deer and antelope in the area also use the river for the valuable water and nourishment it provides. That is evidenced by the trails visible on the bluffs across the river on the BLM land. You can watch them from the cabin on your property, and during hunting season, you can hunt the BLM land that borders your land just across the river. In fact, they'll be within range during the general hunting season as they come down to water at the river. Just wait and watch them from your picture windows. The property sits kitty corner to 640 more acres of State land as well. And if that's not enough, the access road leading to the property goes through BLM land you can hunt and hike on too. There's plenty of other BLM and State lands in the area in addition to that as well as block management areas that are open to hunting on private lands. The area

is also renowned for its exceptional pheasant and upland game bird hunting. Youâ€™ll see ring-necked pheasants and the other game birds just standing along the roads leading to your property in Missouri. You canâ€™t go wrong with this one. Bring your friends and family so they can enjoy your piece of the Missouri River and the surrounding countryside too. Theyâ€™ll wish they were lucky enough to own such an amazing property. Well actually they can too as there are additional lots available bordering this property with package deals available for purchasing more than one lot at a time. Thereâ€™s power right on the property already and a fiber optics line is slated to be put in shortly, so itâ€™s literally just a matter of getting there to start your adventure. Thereâ€™s already a year-round residence in the area so whether your interests are seasonal fun on the river or taking advantage of the property year-round, youâ€™ve got all the options. Youâ€™re only about 20 miles from the small town of Highwood, Montana, on mostly improved gravel roads. And Great Falls, Montana with its international airport and other amenities is about 47 miles away of which about 21 miles are improved gravel road and 26 miles are highway. Or from around April through November of each year you can take the free ferry crossing of the Missouri River at Carterâ€™s Ferry which is only about 2 miles up the river from the property. Going this route, itâ€™s about 36 miles to Great Falls with about 9 miles of mostly improved gravel road and 27 miles of highway. Carterâ€™s Ferry has been ferrying people across the Missouri River for over one hundred years and is a fun way to get to the property and shave some miles off the trip to Great Falls. Land with a cabin on the Missouri River and power all bordering BLM land with wildlife and water sports is an amazing find.

Built in 2015

Essential Information

MLS® #	30054125
Price	\$298,850
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	420
Acres	10.00
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Style	Cabin
Status	Active

Community Information

Address	3391 Vernon Road
Subdivision	N/A
City	Highwood
County	Chouteau
State	MT
Zip Code	59450

Amenities

# of Garages	1
Garages	Detached
Is Waterfront	Yes
Waterfront	Navigable Water, River Access, Waterfront

Interior

Appliances	Refrigerator
Heating	Baseboard, Electric, Wood Stove
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Basement	None

Exterior

Foundation Treated Wood

Additional Information

Date Listed July 17th, 2025

Days on Market 93