

\$110,000 - Lot 49 Cooper Valley Estates, Cascade

MLS® #30054681

\$110,000

Bedroom, Bathroom,
Land on 20.08 Acres

N/A, Cascade, MT

Welcome to Lot 49 of Cooper Valley Estates in the scenic Dearborn Canyon! This mountain property spans just over 20 acres and offers the perfect setting for a seasonal cabin or even a year-round home. Explore miles of ATV or horseback riding trails, hike across your own land and the neighboring BLM acreage, or cast a line in the world-famous Missouri River just minutes away. The nearby Dearborn River adds to the outdoor adventure, and hunters will appreciate the abundant wildlife—mule deer, elk, and even black bears are spotted in the area.

The neighboring town of Cascade is 20 miles from the property and has a K-12 school, grocery store, gas station, and restaurants. Just 45 miles from the property, the town of Great Falls has an international airport, Level II Trauma Center, shopping and much more. Helena is approximately 54 miles away.

Essential Information

MLS® #	30054681
Price	\$110,000
Acres	20.08
Type	Land
Sub-Type	Residential
Status	Active

Community Information



Address	Lot 49 Cooper Valley Estates
Subdivision	N/A
City	Cascade
County	Cascade
State	MT
Zip Code	59421

Amenities

Utilities	Water Not Available
View	Meadow, Mountain(s), Trees/Woods

Additional Information

Date Listed	July 26th, 2025
Days on Market	75