

\$164,000 - Nhn Upper Sawmill Creek Road, Cascade

MLS® #30055021

\$164,000

Bedroom, Bathroom,
Land on 16.22 Acres

N/A, Cascade, MT

This 16.22-acre off-grid homestead offers the kind of peace and wild beauty that’s getting harder to find. Spread across two separate parcels, the land features a mix of steep slopes, rolling hills, rocky outcroppings, and a few flatter spots for building—each offering its own perspective on the surrounding landscape. A driveway will need to be installed, but there’s already a generous open area that makes an ideal build site, along with a few other tucked-away options for those seeking more privacy. South-facing aspects bring in ample sunlight, and the moderate tree cover allows you to shape your level of seclusion. Bordering state land, with sweeping views from various vantage points, this property puts abundant recreation right at your doorstep. Just 2 miles from the Dearborn River and only 7.5 miles from world-class Blue Ribbon fishing on the Missouri River, it’s a dream spot for hunters, anglers, and outdoor enthusiasts alike. Quiet, secluded, and centrally located between Helena and Great Falls, this is a rare opportunity to live simply and self-sufficiently without sacrificing access to town when needed.



Essential Information

MLS® #	30055021
Price	\$164,000
Acres	16.22

Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

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

Amenities

View	Mountain(s), Valley, Trees/Woods
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Additional Information

Date Listed	July 31st, 2025
Days on Market	70