

\$65,000 - Missouri River, Toston

MLS® #30055602

\$65,000

Bedroom, Bathroom,
Land on 12.00 Acres

N/A, Toston, MT

This unique property in Broadwater County, Montana offers a rare opportunity to own a heavily vegetated island tract with significant waterfowl habitat and direct Missouri River access. Located approximately three river miles upstream of the Toston Dam and a public boat launch, the parcel is well-positioned for seasonal recreational use. Its shallow water cove, mature foliage, and established cover make it an attractive option for waterfowl hunters and wildlife observers. Remnants of an old duck blind can be seen within the island's shallow water cove telling a long forgotten story of past waterfall hunts on this unique offering. The island provides natural shelter and food sources for ducks, geese, and other species that frequent the Upper Missouri River Basin. Public lands on the adjacent riverbanks also provide additional boat/raft launch points and areas for outdoor activity and seasonal access to fishing, hunting, and hiking. The tract's heavy vegetation consists of native grasses, shrubs, and mature riparian trees that contribute to excellent concealment and habitat value. This same foliage creates a barrier of seclusion, ideal for recreation. Access is by boat or watercraft during appropriate seasons, as the parcel is surrounded by the flowing river channels. With private ownership of island properties becoming increasingly scarce in the Western U.S., this property stands out for its location and proximity to hubs like Bozeman and Helena. The land is undeveloped and



lends itself well to low-impact recreational uses. This stretch of river is known for trout and walleye angling opportunities. Please note that the land has frequent flood potential and actual acreage is dependent on erosion and water levels. While the legal description says 12 acres, the land above the high water line is substantially less. Please see links on the listing for Montana water law as it relates to navigable waters in the state.

- Private Island on Missouri River
- ~3 River Miles Upstream of Toston Dam
- Secluded water inlet for privacy and waterfowl hunting
- Lush grasses and riparian trees/foliage
- Flood plain, likely not suitable for permanent structure
- Trout and Walleye Opportunities

Essential Information

MLS® #	30055602
Price	\$65,000
Acres	12.00
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	Missouri River
Subdivision	N/A
City	Toston
County	Broadwater
State	MT
Zip Code	59643

Amenities

Is Waterfront	Yes
Waterfront	Navigable Water, River Access, Waterfront

Additional Information

Date Listed August 12th, 2025