

\$209,000 - 935 1st Avenue, Vaughn

MLS® #30056214

\$209,000

Bedroom, Bathroom,
Land on 12.49 Acres

N/A, Vaughn, MT

Do you dream of living in the Last Best Place, where the wide Montana sky stretches endlessly above & the spirit of the buffalo still lingers on the land? This 12.49-acre parcel is a canvas of possibility, flat & open, inviting you to spread your wings and let your imagination take root. Frost-free water hydrants & sturdy fencing are already in place, setting the stage for animals to roam or gardens to flourish. Just a short 15-minute drive brings you to the heart of Great Falls, yet here youâ€™ll find a world away, wrapped in the quiet rhythm of country living. Whether you envision a charming farmstead, a hobby farm, or a self-sustaining homestead, this land is ready to hold your dreams beneath Montanaâ€™s boundless sky. The property is mixed use with a min. area of 6400 sq. feet per lot. According to cascade county it can be subdivided as long as you hit requirements.

Make sure to check out the owner financing terms in the attached documents. Some down payment options as low as 10%!!!

Essential Information

MLS® #	30056214
Price	\$209,000
Acres	12.49
Type	Land
Sub-Type	Agriculture
Status	Active



Community Information

Address	935 1st Avenue
Subdivision	N/A
City	Vaughn
County	Cascade
State	MT
Zip Code	59487

Amenities

Utilities	Electricity Available, Electricity Connected
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Additional Information

Date Listed	August 26th, 2025
Days on Market	44
Zoning	See Remarks