

\$115,000 - 15 Shady Spring Lane, Cascade

MLS® #30056233

\$115,000

Bedroom, Bathroom,
Land on 14.07 Acres

N/A, Cascade, MT

14 Acres of Montana property for sale that has year-round access near the Missouri River. 2 Building sites have just been installed. The upper building site features a loop-style driveway, making it easy to pull your camper in and back it right onto the building pad. The 2nd building site is designed to make it easy for you to back a camper into, and several other great sites that would make a perfect location for your dream home. It's ready to start using today, build a cabin or a home, camp, or just hang out and have fun. This property has giant Ponderosa Pine and Douglas Fir trees around beautiful rolling meadows and has fantastic views. This incredible property is nestled back in the hills between the two small towns of Wolf Creek and Cascade, Montana, in a picturesque setting among the tree covered slopes. The property has a nice mix of pine trees and meadows that provide the perfect combination of cover and feed for the mule deer, turkeys and other wildlife in the area. You can hunt on your own property or some of the nearby BLM and State Lands. Or you can head a short drive west to the Lewis and Clark National Forest and the Scapegoat and Bob Marshall Wilderness areas. To the east are the Big Belt Mountains and the Little Belt Mountains as well. There's no shortage of choices for places to go fishing, horseback riding, hunting and hiking. Craig, Montana is a short drive away and is a fly fisherman's mecca with several amazing fly shops and fine dining at



Izaak's Restaurant, along the banks of the Mighty Mo! Fishing here is nothing short of tremendous - the property is just a short distance from the Dearborn River and the world-renowned Missouri River. These are two incredible trout fisheries. Also, you can enjoy private access to the Dearborn River, which you drive right by on the way to the property. Stop and take a few casts and just relax every time you go by, it doesn't get any better than that! If that's not enough, Holter Lake is just a short drive from some of the best lake fishing Montana has to offer. Get gas and food in Wolf Creek or Cascade which are only about 20 and 25 miles away, respectively. Great Falls and Helena are only about 50 and 60 miles away from the property, respectively, on Interstate 15. Both towns have airports, fine dining, hardware stores, major shopping centers, and colleges. These towns are close enough for a relatively quick drive, yet far enough for peace and quiet in the country. You're about 12 miles from the Interstate on dirt roads; people do live year-round in the area. It's enough land to have the elbow room you desire, but at a price you can afford, and it has insurable access!! The listing broker is related to the seller.

Essential Information

MLS® #	30056233
Price	\$115,000
Acres	14.07
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	15 Shady Spring Lane
Subdivision	N/A
City	Cascade

County	Cascade
State	MT
Zip Code	59421

Amenities

View	Meadow, Mountain(s), Valley, Trees/Woods
------	--

Additional Information

Date Listed	August 21st, 2025
Days on Market	62