

\$70,000 - 253 Prickly Pear Lane, Augusta

MLS® #30056639

\$70,000

Bedroom, Bathroom,
Land on 5.45 Acres

N/A, Augusta, MT

Nestled at the base of the iconic Rocky Mountain Front, this stunning 5.45-acre parcel offers breathtaking views of the Rocky Mountains and Willow Creek Reservoir. Located just 10 miles from Augusta, MT and 36 miles from Choteau, this property provides a peaceful, rural lifestyle with access to essential amenities nearby. Electricity is available through Sun River Electric, and high-speed fiber optic internet is at the road via 3 Rivers. Choose to drill a well, install a cistern—or both. Enjoy swimming, boating, hiking in the Bob Marshall Wilderness, or wildlife photography just minutes away. Whether you're planning a cabin, camp, or forever home, this Willow Creek Subdivision gem offers year-round beauty and boundless recreational opportunities where the Great Plains meet the Rocky Mountains. Located in the heart of Montana's legendary Rocky Mountain Front, this 5.45-acre parcel in the Willow Creek Subdivision offers more than just a building site—it provides access to a lifestyle rooted in natural beauty and outdoor adventure. The land boasts a gentle slope ideal for building, with expansive views of the Rocky Mountains and Willow Creek Reservoir. Wildlife is abundant in this area, with regular sightings of deer, elk, birds of prey, and seasonal waterfowl migrations nearby.

The property is part of a well-planned rural subdivision, with thoughtfully spaced parcels that provide both privacy and community.



High-speed fiber optic internet via 3 Rivers is available at the road, making it feasible for remote work, online learning, or modern off-grid living. Sun River Electric serves the area, with power conveniently located near the parcel.

Only 10 miles from Augusta, a charming mountain town known for its rodeo, western heritage, and gateway access to the Bob Marshall Wilderness. Choteau, just 36 miles away, offers groceries, dining, healthcare, and retail services. For more comprehensive needs, Great Falls is just over an hour away and provides full-service medical centers, shopping, universities, and an airport.

Whether you envision a seasonal retreat, a basecamp for hunting and hiking, or a year-round homestead, this property offers a rare opportunity to own land in one of Montana’s most iconic and breathtaking regions. Bring your vision and let Big Sky Country do the rest.

Essential Information

MLS® #	30056639
Price	\$70,000
Acres	5.45
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	253 Prickly Pear Lane
Subdivision	N/A
City	Augusta

County	Lewis and Clark
State	MT
Zip Code	59410

Amenities

Utilities	Electricity Available
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Additional Information

Date Listed	August 31st, 2025
Days on Market	50