

\$160,000 - 41 Sugarloaf Mountain Lane Parcel 2, Cascade

MLS® #30056655

\$160,000

Bedroom, Bathroom,
Land on 6.67 Acres

N/A, Cascade, MT

Discover your perfect escape in the mountains with this ready-to-build 6.67-acre lot featuring both a private well and power already on site. Surrounded by stunning views and fresh mountain air, this property offers the ideal blend of convenience and seclusion with its all-season access. Whether you're looking to build a full-time residence, a weekend cabin, or invest in land with valuable utilities in place, this lot is a rare find. Easy access yet tucked away for privacy—your mountain dream starts here! Parcel 2 is for sale, not parcel 1.

PARCEL 1:

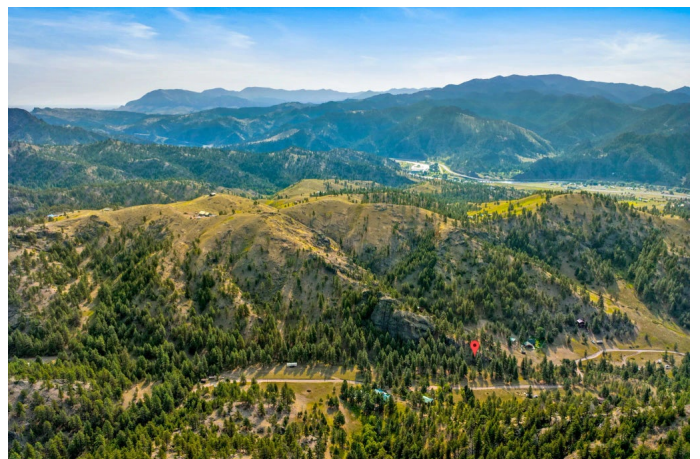
A tract of land in the S1/2, Section 8 and N1/2, Section 17, Township 16 North, Range 2 West, MPM, Cascade County. Montana, more fully described as follows:

Beginning at a point which lies North, 33.53 feet and West, 161.61 feet from the South quarter corner, Section

Thence North 47°54' East, 363.01 feet;
Thence North 82°24' East, 431.63 feet;
Thence South 72°49' East, 300.44 feet;
Thence South 18°53' West, 342.12 feet;
Thence South 63°41' West, 196.02 feet;
Thence South 75°47' West, 91.33 feet;
Thence North 2°51' East, 415.51 feet;

Thence North 70°22' East, 145.62 feet to the point of beginning.

(According to Reel 279, Document 708,



records of Cascade County, Montana.)

PARCEL 2:

A tract of land in the N1/2, Section 17,
Township 16 North. Range 2 West, MPM,
Cascade County, Montana, more fully
described as follows:

Beginning at a point which lies South, 191.93
feet and East, 602.19 feet from the North
quarter comer, Section 17;
Thence South 48°16' West, 1236.79
feet; Thence North 2° West, 333.19
feet; Thence North 8°03' East, 258.64
feet;
Thence North 75°47' East, 971.33
feet to the point of beginning.
(According to Reel 301, Document 224,
records of Cascade County, Montana,)

Essential Information

MLS® #	30056655
Price	\$160,000
Acres	6.67
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	41 Sugarloaf Mountain Lane Parcel 2
Subdivision	N/A
City	Cascade
County	Cascade
State	MT
Zip Code	59421

Amenities

Utilities	Electricity Available
View	Mountain(s)

Additional Information

Date Listed	September 2nd, 2025
Days on Market	28