



Dearborn River Fisherman's Paradise, Cascade County, Montana, 5.32 Acres

\$270,000

- Fishing, River Frontage

Fantastic fishing right outside your door on this picturesque 780+ stretch of Dearborn River frontage. In the heart of Blue Ribbon fishing territory mid-way between Great Falls and Helena. Very private, level, mid-canyon lot. 1 mile as the crow flies from the Missouri River. Only 3 miles in from the Interstate via the road. The cabin just needs a little bit of work to finish it. There is a well and septic in place and electricity is to the lot. Sold as is.

Main Info

- Postal / Zip Code : 59421
- Lot Size Acres : 5.32 Acres
- State / Province : Montana
- Dwelling : Yes
- County : Cascade
- Closest City : Cascade

Home Info

- Year Built : 2008
- Baths : 1
- Square Feet Main House : 448 square feet
- Elevation : 0
- Bedrooms : 1

Taxes

Tax Year : 2016

Estimated Taxes per year are \$1,019.00

NW1/4, SE1/4, S13, T16N, R03W, Lot 5 Dearborn Meadows

Broker Info



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Kevin is the Broker/Owner of Clearwater Montana Properties, Inc. He believes that providing you with knowledge of the land and area is key to guiding you to make the right choices. Born a 5th generation Montanan, his extensive knowledge of Montana enables him to shoot straight with knowledge behind him and to not only present the positives of a property, but the negatives as well. He has extensive knowledge of all aspects of land use and development including hunting, fishing, pond development, water management, tax advantaged conservation easements, wildlife management, habitat development, roads, and ecological concerns as well as an understanding of local politics, all enabling you to realize your goals more quickly. He believes in advancing his real estate education and has obtained his CRB (The Council of Real Estate Brokerage Managers), GRI (Graduate of Realtors Institute), RRS (Resort and Recreational Specialist) designations, as well as extensive real estate brokerage management and supervision. Kevin enjoys elk hunting, fly fishing, downhill skiing, hiking, and basketball.

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