



Luxury & Style on the Missouri River, Cascade County, Montana, 40.00 Acres **\$2,399,000**

- Equestrian, Fishing, House, River Frontage, Water Sports, Waterfowl, Wildlife Viewing

Enjoy peace and luxury in your new riverfront home. Perched above the navigable Missouri River close to Great Falls, this home has all you could ever want and more! Large living room with timber frame construction, this home is spacious in every way. Wide hallways with stone tile, winding staircase, 3 stone fireplaces, formal dining room, multiple bedrooms with shared full baths, kitchen with dual ovens & gas cooktop. The basement boasts a complete mother-in-law apartment with a craft/hobby room, theater & music room and a must-see pool table room. Hot water heat for comfort and energy efficient construction makes for comfortable year-round living.

Main Info

- Street Address : 125 Russell Ranch Ln
- Lot Size Acres : 40.00 Acres
- Postal / Zip Code : 59405
- Lot Size Square Feet : 1742400 square feet
- State / Province : Montana
- Dwelling : Yes
- County : Cascade
- (Assessor) Parcel Number : 0003731400
- Closest City : Great Falls

Home Info

- Year Built : 1996
- Baths : 5
- Square Feet Main House : 10000 square feet
- Bedrooms : 6

Bring your horses, boats and water toys to enjoy this 40 acres and 600+ feet of Missouri River front. This central montana location provides easy access to all the Rocky Mountain Front and Little Belt Mountains have to offer. Premium hunting, fishing, snowmobiling, skiing, horse and motorized trail riding within an easy 45 minute drive to the east or west. 25 minutes from Great Falls International Airport with daily service through 5 hubs.

Taxes

Tax Year : 2020

Estimated Taxes per year are \$6,317.00

Broker Info



Cynthia Schultz

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Co-listing with: Clearwater Properties, MT, Pete Schultz

Full-time, licensed REALTOR® Member of the National Association of Realtors Member of the Montana Association of Realtors Member of the Great Falls Association of Realtors Bachelor of Science in Mechanical Engineering from Montana State University Specializing in new construction, residential, aviation, commercial, land, subdivisions, recreational, farm & ranch properties 12 years commercial property management and development experience generating over \$3 million in annual revenue 15 years of commercial property development throughout Montana, Idaho & Wyoming totaling over \$138 million in fast track build-to-suit projects Native Montanan Lifetime of recreating throughout Montana - snow & water skiing, boating, camping, hiking, hunting, fishing, motorcycling and seeking any outdoor adventure with her husband and three children

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