

Premier Development Acreage off I-15

112.00 Acres | Cascade County, MT | \$1,688,100



HAYDEN  OUTDOORS.

Premier Development Acreage off I-15

TOTAL ACRES:

112.00

PRICE:

\$1,688,100

COUNTY:

Cascade County

CLOSEST TOWN:

Cascade, MT

Activities & Amenities:

Cattle/Ranch
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Recreational Business

Land Details

Address: TBD, Cascade,
Montana 59412, USA
Closest Town: Cascade
Total Acres: 112.00
Deeded Acres: 112.00
Tillable/Crop/Orchard Acres: 80
Pasture Acres: 32

Property Summary

This is a developer's or entrepreneur's dream! This 112-acre parcel is conveniently located right off the I-15 exit ramp in beautiful Cascade, Montana. The property can be utilized for a variety of purposes, including a subdivision, gas station, truck stop, storage units, or whatever else you can imagine. It's situated just 30 minutes from Great Falls, which has a population of 60,000, and one hour from Helena, with a population of 35,000.

Land

The property is located just off the interstate, with county roads bordering two sides. There is potential to have this land annexed into the City of Cascade, which would allow for the use of their water and sewer systems for a planned subdivision. Additionally, there is a well on the property, and power lines running through it.

Recreation

The Missouri River runs right through Cascade, offering world-class fishing, swimming, and boating just minutes away. The Big Belt Mountains are also nearby, providing excellent hunting and hiking opportunities. Additionally, the Rocky Mountain Front is only an hour away, giving you endless outdoor recreational options.





Location

The property is situated just off the exit ramp in Cascade, MT. Cascade is a beautiful small town located on the Missouri River. It is only 20 minutes from Great Falls and Great Falls International Airport, and just an hour away from Helena, the state capital.

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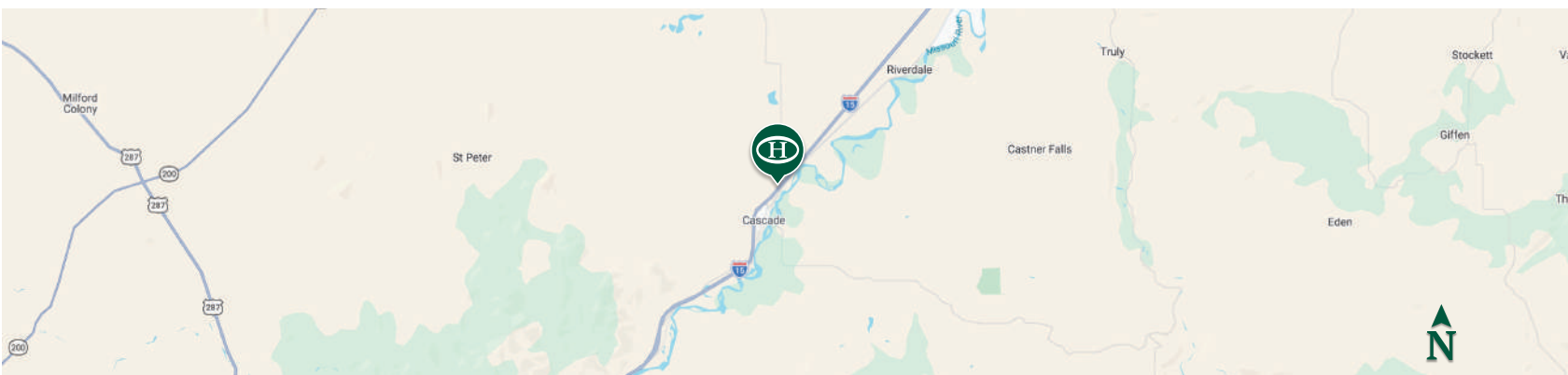




 Boundary

BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



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