

Missouri River Opportunity!



\$ 549,900

Live in MT Real Estate: 3234 Caddis Court, Cascade, MT 59410

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Live in MT Real Estate

124 Main St

Augusta, MT 59410

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- » **Beds:** 1 | **Baths:** 1 Full, 1 Half
- » **MLS #:** 18-915
- » Single Family | 648 ft²
- » Prime Missouri Riverfront property
- » Rare 5.49 acre lot
- » Cabin with Nightly Rental History
- » Easy Commute for Year-Round Living

Offering 400 feet of prime Missouri River frontage on a rare, oversized 5.49 acre lot. The log cabin was built in 1999, boasting charm and style. This cabin and property can be enjoyed as a single family residence year-round with an easy commute to Helena and Great Falls. Alternatively, the sellers have offered it as a nightly rental and it has a strong history of bookings, offering the advantage of staying when you want AND making income from it. It's a win-win!

This is such a handsome home with generous chinking and old-world-look logs. One bedroom, one bath, kitchen and living room/sun room offers an abundance of light. Metal roof, beautiful old fir doors and trim, antique lighting. Two [Rinnai gas heaters](#) and baseboard heat in the bathroom. Wall units for the few days you need cooling.

There is a sitting pad next to the river, so you can enjoy your own long stretch of the Missouri River, with its prolific fishing, and the Bureau of Land Management (BLM) across the river. The only neighbors you will have on the BLM piece is an abundance of deer and other native wildlife. This is minutes from Craig and the area is known for Blue Ribbon and dry fly fishing. On the north end of the property, find a pole barn.

More Information

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