



742 W. OLD MULLAN TRAIL • ELLISTON, MT
4 Bed • 3.5 Bath • 3,368 Sq Ft • 27+ Acres

A rare find in Montana - a ranch near Elliston, MT. Three parcels covering 1001 acres include a spacious home, timber, and a section suitable for development. Abundant wildlife like elk and deer for hunting. State lands on 2 sides. Well-maintained home with 2 fireplaces, open living area, second living room with bar, and elevator for easy access. A wonderful sunroom off the back of the home as well to soak in that Montana sun. Attached garage and detached shop. A minutes drive to charming Elliston town.

\$3,995,000 • MLS#30022453



5730 RACEHORSE LOOP • HELENA, MT
3 Bed • 2 Bath • 2,805 Sq Ft • 20 Acres

An exceptional opportunity awaits w/this home situated on 20 ac of land. The house is uniquely constructed using straw & stucco, featuring a grain bin staircase. Framed for 3 bds, 2 bths, a spacious great room, & an upper living room w/stunning views. The property includes 2 cellars, a partially built underground greenhouse, a garden, a chicken coop, & an add'l grain bin for storage. Come be a part of finishing this dream project & relish the vast expanse of 20 ac.

\$380,000 • MLS#30027737



7 STRAWBERRY DRIVE • TOWNSEND, MT
3 Bed • 2 Bath • 2,868 Sq Ft • 7+ Acres

Constructed in 1997, this residence exudes pride in its maintenance & construction. Featuring a new roof, siding, fresh paint, & flooring, inc. a pellet stove. Spanning 2 floors, this home offers 4 bds. The kitchen showcases new s.s. appliances. Enjoy 2 spacious, maintenance-free decks, w/the back deck offering a stunning view of Canyon Ferry Lake & the almost 8-ac property, complete w/a fenced garden & greenhouse. 2 workshops, the larger equipped w/wood stove.

\$995,000 • MLS#3001633



TBD FIDDLERS GREEN • CLANCY, MT
281,398 Sq Ft • 6 Acres

Here is your chance for Montana land! Just outside Mt City, close to Jack Mtn Estates. The sanitary restrictions have been lifted, fiber optic will be coming into that area soon & power runs at the edge of the lots. All that is needed is your home w/windows that take in the incredible views of mountains, meadows & the local elk & deer. Its ready for your dream home! **THERE ARE 4 LOTS TOTAL.**

\$325,000 • MLS#30016096



TBD UPPER DEEP CREEK • TOWNSEND, MT
6,969,600 Sq Ft • 160 Acres

MOTIVATED SELLER! A rare find of Montana land adjacent to forest service land w/160 ac up Deep Creek which has great fishing. Property is on both sides of HWY 12 E for easy access. Many building sites & no covenants. Elk, deer & moose roam near the property. Canyon Ferry Lake is close for fishing & water skiing. Showdown ski areas w/downhill & cross-country skiing are just over an hour way.

\$1,400,000 • MLS#30022066



TBD BRAZIEL CREEK ROAD • HELMVILLE, MT
36,855,680 Sq Ft • 846 Acres

Build your dream escape in a truly gorgeous area of Montana, subdivide for investment purposes or utilize the land for income production! This subdividable property features 9 building lots, comprising four 160 ac lots & 5 40 ac lots, all accessible by 4WD w/nearby power connections on 3 sides. Bordering the property is BLM land. This property is a one-of-a-kind gem that must be seen to be fully appreciated.

\$4,900,000 • MLS#30031865



TBD MOUNTAIN HOME LANE • CASCADE, MT
930,877 Sq Ft • 21 Acres

A beautiful property for building & recreation. Power is less than a mile away. Enjoy views & wildlife, w/horses welcome. Convenient access from Great Falls & Helena. Nearby state & BLM land. Ideal for hunting & recreation, close to the Missouri River & Holter Lake.

\$90,000 • MLS#30031886



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