Mclean Garden Tracts - Lots 11A, 11B, 12A

Lower River Rd, Great Falls, MT

$1,123,000

Presented Exclusively by
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CORDER
AND ASSOCIATES, LLC
1312 Front Street, Fort Benton, MT
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Property Information

Acres: 12.93

Taxes: $1,614.28 (2018) Total taxes on lots 11A, 11B, 12A


Utilities: Power

Water/Sewer: City water/sewer tap available; Septic permit; Sandpoint well

Fencing: Partial

Waterfront: Missouri River frontage

Executive Summary

Behold this rare opportunity to seize prime riverfront property where you can build your dream home possibly with a patio or deck, a place to listen to the soothing sound of lapping water against the river bank while you sip your wine and bask in the glow of the colorful Montana sunset! This spot consists of 3 lots totaling 12.93 acres and has city water, a sewer tap, a septic permit, and a sand point well already included. Draw up the blueprints and grab your kayak! Rolling, flat terrain offers a perfect plot and access could not be easier with a paved drive down Lower River Road! Trees throughout the area provide shade and allows the grassy pasture to grow in thick for any animals you might want to bring. Located just 2.5 miles south of Great Falls, you have the freedom to experience privacy and peacefulness while still being close enough to enjoy all the amenities of town living. Imagine taking advantage of the Blue-Ribbon Trout fishing and recreating that waterfront property has to offer while thriving under the Big Sky that Montana boasts. The three lots are being offered for sale separately or any combination of the three together.

Local Area

Great Falls, MT is located in the central part of the state and straddles the mighty Missouri River. The seat of Cascade County is referred to as the “Electric City” because of its numerous dams and power plants. Great Falls includes many recreational activities for you and your family to enjoy together such as the C. M. Russell Museum that displays famed artist Charlie Russell’s works and home. Get outside and enjoy the crystal-clear waters of Giant Springs State Park or float and fish the Missouri River. The city boasts the Lewis and Clark Interpretive Center that traces the explorers’ journey with displays and exhibits that take help you feel like part of the expedition! Great Falls holds one of the most prestigious medical facilities in the state and offers an International Airport. With too much to list, Great Falls awaits exploration, and you are sure to cherish the memories that you will make!