Sunflower Lane Development

240 Sunflower Lane, Great Falls, MT

$1,250,000

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

Acres: 210
Taxes: $1,898.82 (2018)
Legal: S01, T19 N, R02 E, TR1, COS #4332
Covenants: Yes
Septic: Permit on file
Water: Well/Missouri River Frontage

Executive Summary

Your dream of walking along the shores of your own piece of the majestic Mighty Missouri River can come true. This piece of choice property with over 210 magnificent Missouri River front acres offers an incredible opportunity for development in the expanding area just minutes south of Great Falls, MT. With its Missouri River Frontage, the rural serene setting, the spectacularly amazing views that also once captivated Lewis and Clark, this area is all ready for the chance of a lifetime development with the current zoning of 1 house per 5 acres with paved roads to the development. Water rights will convey to the buyer and there is a fire suppression pond already in place. Formerly known as the Zahara Golf Course, this beautiful property also includes the existing Club House which could easily be converted into your own sales office. This property also has a large metal implement shop/shed with several roll up doors that is currently being leased for $850.00 per month. This area defines Big Sky Country with its brilliant blue sky overhead, the Majestic Rocky Mountains awaiting in the distance and of course, the Mighty Mo rolling through the center of it all. The trees, the river, and the land are just waiting for you.

Local Area

Great Falls, MT straddles the Missouri River and is known as the "Electric City". Great Falls is a community with grand traditions, rich history and superb recreational and cultural amenities for the entire family. This friendly city has excellent educational opportunities, an international airport, and one of the finest hospital facilities in the state. When in Great Falls, you’re walking in the footsteps of Lewis and Clark, the Blackfeet Indians, the buffalo and the Grizzly Bear.