

Venezuela

Townsend, Montana

Broadwater County



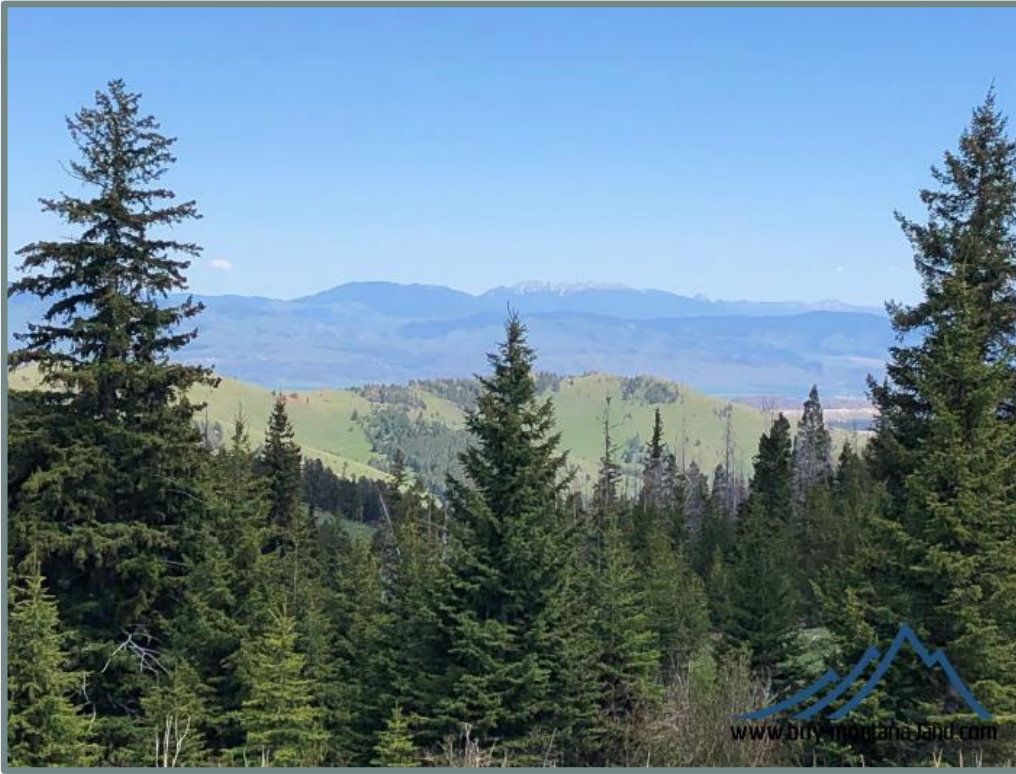
16.7 Acres For \$247,380

Townsend, Montana, Broadwater County

Land in the coveted Elkhorn Mountains of Montana bordering National Forest with a cabin site, seasonal creeks, elk and deer hunting, trees, and views.



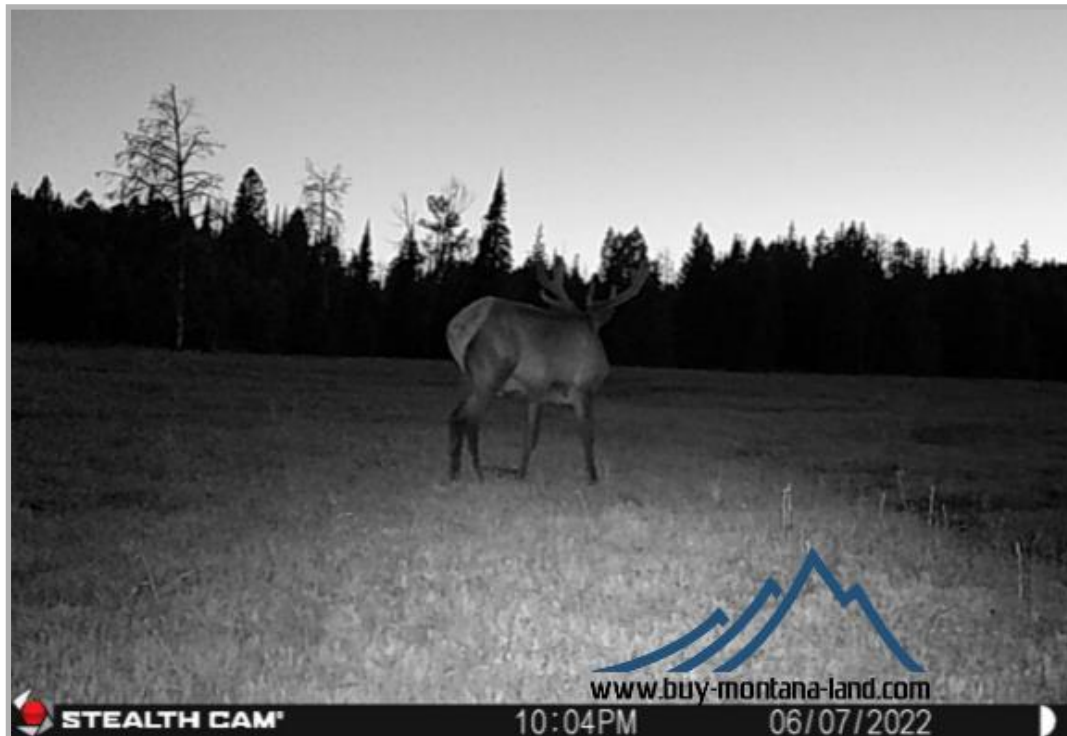
This great 16 acres of land actually borders National Forest land on the Helena National Forest. I say actually because it's extremely rare to find land like this out in the Elkhorn Mountains that borders the National Forest. The Elkhorns are a highly sought-after mountain range because of their big elk and lots of elk. People come from all over to get a chance to hunt the Elkhorns and search for elk sheds in the spring because the elk and the country are so phenomenal. This is one of those unique opportunities to own land in the Elkhorn Mountains that you'll look back on for decades to come and be glad you seized the opportunity to buy this property.



The elk get so big here and they're so well-known because the bull tags are on a limited draw and they're hard to get. This allows the age structure to be higher, the bulls to be bigger, and there can be more of them than on regular public land. That's all part of what makes the shed hunting in the spring so good too. You won't draw the bull tag very often, but you'll enjoy seeing and hearing the elk because of it.



And there's plenty of general tag spike and cow elk hunting opportunities in the elkhorns along with additional second cow tags you can draw as well as deer to keep you busy hunting them throughout the season. The property not only borders the National Forest but you're way out in the National Forest so you can just take off in literally any direction and have tens of thousands of acres of National Forest lands to hunt, hike, and recreate on. There's a system of roads throughout the Elkhorns for driving and ATVing and trails to hike that provide for lots and lots of access and opportunities. It's an outdoorsman's dream come true.



The Elkhorn Mountains are so picturesque with their rolling topography and open parks framed by all their expanses of forested hillsides. There are fantastic views of the Elkhorns and that's not to mention the distant mountain peaks of other Montana mountain ranges like the Bridger Mountains. You're up high where the views go on for miles and miles. The mountain sides just seem to gush with springs and water as the snow comes off in the Spring. The property has several seasonal creeks on it including a boggy area with willows that tends to stay wetter throughout the year. And there's a fantastic cabin site that's already been leveled and it's ready to build that cabin in the mountains you always dreamed of. You can point those picture windows in the direction of the views you like the most. Or you can simply pull in your camper and enjoy the weekends and your new Montana mountain property instantly. Invite your friends so they can enjoy it too and see what a great place you were lucky enough to buy in the Elkhorn Mountains. They'll be jealous for sure.

The property is accessible by semi-rough Forest Service roads in the summer and fall, and the roads are gated and closed to motorized use from December 2nd to May 15th every year to keep from disturbing critical wildlife winter range. So this is not a year-round property. The Forest Service controlled gate sits about 3 miles further down the Indian Creek drainage. That's close enough you could certainly hike, snowshoe, or ski in to visit your cabin and enjoy the solitude during the winter months too. The property is primarily snowed in when the gates are closed anyway, so simply plan on a prime recreational property for use during the glorious summer and fall months in the Elkhorns. You'll certainly yearn to return every May and start enjoying once again as the snow comes off and the grass greens back up along with the mountain flowers popping up every year.



**To purchase or
to learn more,
call the owner,
Steve Kamps, at
406-461-6779.**

www.buy-montana-land.com

Being way out in the National Forest, this is an off the grid property with no power close by. But the property sits only about 15 miles west of Townsend, Montana on dirt and gravel roads, so it's not far to head back to town for supplies and gas whenever you want. And Canyon Ferry with all its great fishing and water sports is right there at Townsend too along with fishing and floating on the Missouri River. Helena, Montana is only about 35 miles further north from Townsend and Bozeman, Montana is about 65 miles south which both have even more amenities and their international airports along with more of the best hunting and fishing opportunities Montana has to offer. It's a amazing location and a great place to own your piece of Montana heaven.



This is one of those rare opportunities you won't want to regret missing, so don't wait because it won't last long. Call the owner today at 406-461-6779 to lock in your special place in the Elkhorn Mountains.