

Alice

Townsend, Montana

Broadwater County



Borders National Forest on Two Sides In the Elkhorn Mountains, End of Private Road, Views, Cabin Site, Deer & Elk Hunting

20.2 acres for \$239,380



Yes, all these pictures were taken on this property! These elk love this property!

It's extremely rare to find land like this out in the Elkhorn Mountains that also borders National Forest and has good road access right to it.



This 20.2 acres of property borders the Helena National Forest on 2 sides and you're way out in the National Forest where you can go in any direction and hunt, hike, and enjoy the tens of thousands of acres of National Forest all around you. It's like you're buying a whole lot more land with all this extra easily accessible land right out your front door that's yours to enjoy as well as any time you take a notion.

You can pull your camper in and start enjoying immediately while you make plans to build that cabin in the mountains you've always wanted. Make sure you build it with lots of windows and face them towards the distant views of all the mountain ranges like the Tobacco Root Mountains, The Highland Mountains, the Bull Mountains, and you've got the Elkhorn Mountains right there close out your front door. And be sure to build a big deck so you can sit out and listen to the elk bugle in the fall and watch the sunsets over the Rocky Mountains. There's already a leveled site built so it'll be ready to start planning and building a Montana mountain cabin whenever you are. Or bring up a wall tent or camper and have a place in the Elkhorn Mountains of your very own that you and your family can enjoy and pass down through the generations. And the property is at the end of a private gated road with no other easements or easement roads through it. What a feeling to know you've always got a place to go get away and relax and get back to nature.



There are trails to hike, roads to drive or ATV, elk and deer to hunt, mountains to be climbed, and places to be explored and it's all close by within minutes of your new property in the mountains. It's such an amazing bonus to have all this extra National Forest land right at your fingertips, you just can't go wrong.



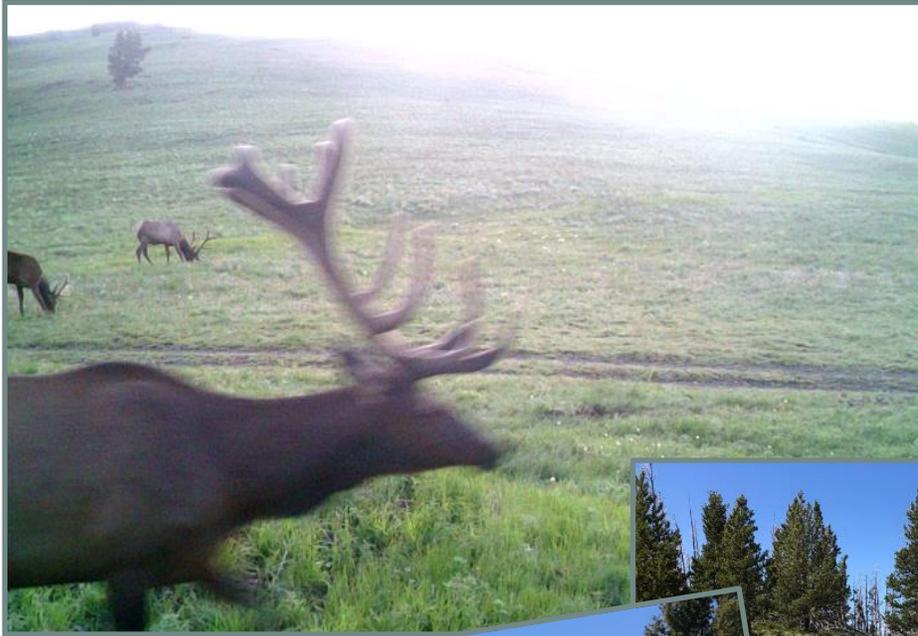
The Elkhorn Mountains are renowned in Montana for their elk. They are plentiful and the bulls grow big here in the Elkhorns which is why the limited bull elk hunting tags are so coveted. This is special hunting district in Montana that's designed specifically to grow big elk. So owning property here in the Elkhorns, you're sure to see and hear them while you're out getting away from civilization staying in your new cabin in the mountains. Set up your spotting scope and glass the elk while they graze in the open parks before heading into the timber covered hillsides for the day. If you want to hunt them, apply for the Hunting District 380 bull elk tag which is extremely hard to draw. But in the meantime, you can also hunt for spike bulls and cow elk on your general elk tag as well as apply for second cow elk tags since the elk are so numerous. And don't forget about all the deer and bear hunting as well. The Elkhorns are full of wildlife.



The property is a true off the grid recreational property with no power close by and a seasonally closed gate near the National Forest boundary about 3 miles below the property. The gate is locked up every year and closed to motorized use of any kind from December 2nd to May 15th to provide the elk, deer, and other wildlife security on their winter range. The road is pretty much snowed in during those winter months anyway, so just plan on returning to your property in the mountains in May as spring brings new growth and new life to the Elkhorns. Bring your 4-wheel drive too as the road is semi-rough and you'll have to take it slow with any campers or trailers you decide to bring into the property. Bring your horses too and ride the mountains right from your place.

You're only about 15 miles back down the drainage to the pavement at Townsend, Montana so it's not far when you're ready to head home or go to town for supplies, gas, or eat out. From there it's only about 35 miles north to Helena, Montana and about 65 miles south to Bozeman, Montana where there's international airports and even more amenities. And Canyon Ferry Lake and the Missouri River are only about 15 miles away near Townsend as well for great fishing, floating, and fun on the water.

This great Montana property is just about what everybody is looking for bordering National Forest with its cabin site, wildlife, hunting, and views and that's not to mention being a rare find out in the Elkhorn Mountains. Your family and friends will be glad you didn't let this opportunity slip away. Land like this is selling fast, so call the owner today at 406-461-6779 and lock it in before somebody else does.



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

www.buy-montana-land.com

