

Sappington Creek Property

Melrose, Montana

Beaverhead County



Sappington Creek 100 feet away

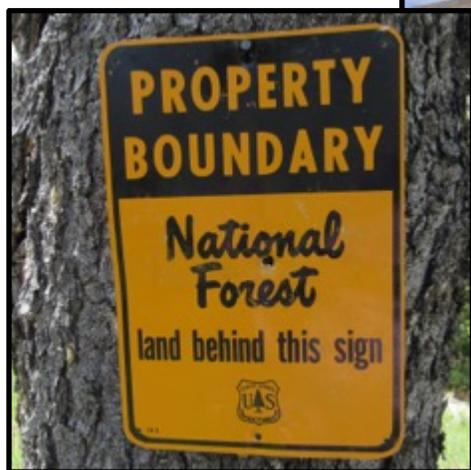
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Here are 5 acres for sale surrounded by National Forest with no neighbors, a huge shop, amazing mountain views, trees, elk and deer all near Sappington Creek, Trapper Creek and Trapper Lake and the famed Big Hole River.

5 Acres For \$249,750



Here it is. The Montana mountain property you've been waiting for that's surrounded by the Beaverhead/Deer Lodge National Forest. Let me say that again, it's **SURROUNDED BY NATIONAL FOREST**. There's no neighbors. No adjacent private land. This is an extremely rare find. Its right out in the middle of the Beaverhead Deer Lodge National Forest not just along the edge of it. There's an unmaintained county road that comes close to the property and then a short stretch of National Forest road that's open to drive to the property where the shop sits and where there's plenty of other level building or camping areas that are ready to go with some of the most amazing views of the surrounding mountains. There's Granite Mountain, Lion Mountain, Cleve Mountain, and Sheriff Mountains in the area just to name just a few. The mountains are above tree line and it's got that great alpine look and feel. It's a must see to believe and experience.



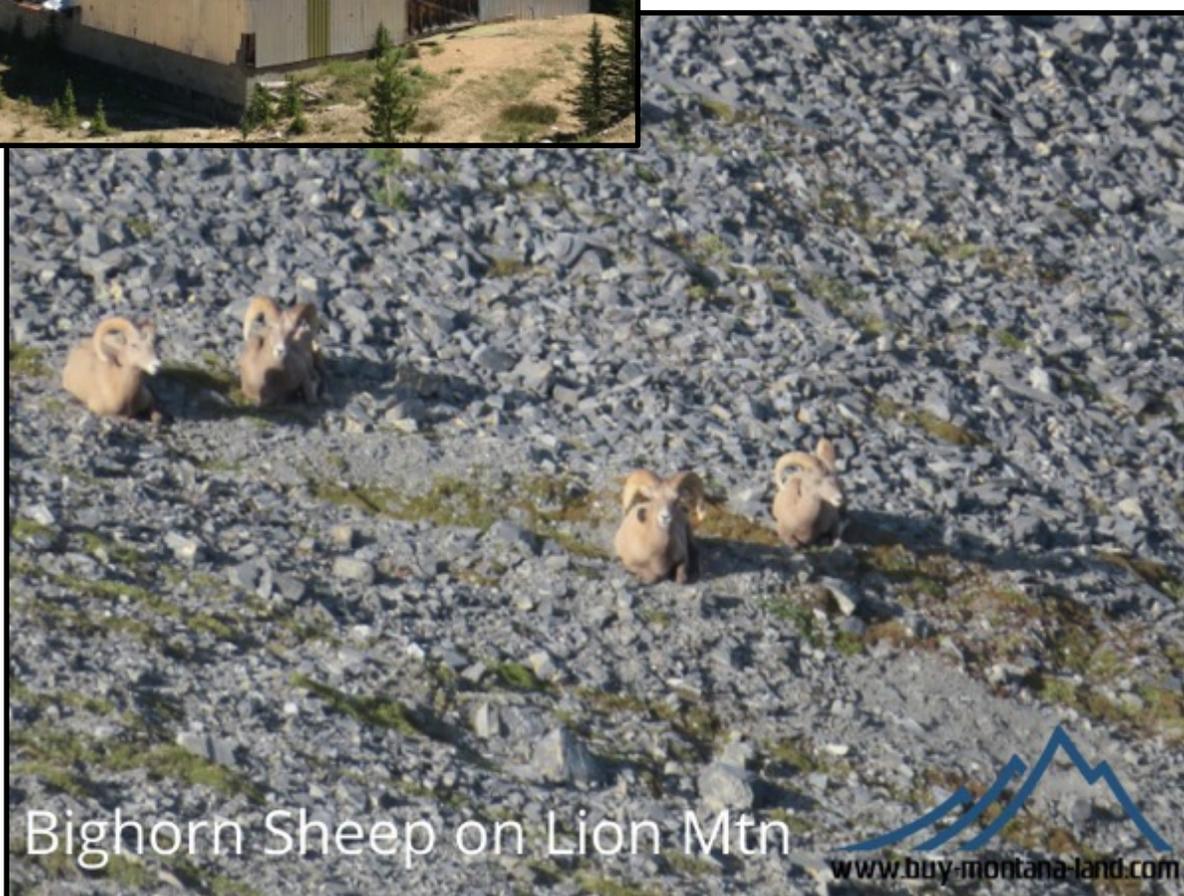
Trapper Lake Fishing

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The property comes with an approximately 8500 square foot shop that has a cement floor and steel beams. The roof and other items are in need of some repair, but the structure of the building is all there. The building could be made into living space, workspace, or storage space or all three. You can park your camper in it for the winter too. There's lots of room on the ground level and an upper $\frac{1}{2}$ level area as well. This is not a place to live year-round however as there's too much snow and it's too far in. It bears repeating, this is NOT a year-round property. It's amazing to find a building of this size up in such a remote area and in such wild country, so buy it now and enjoy the possibilities. It's a rare find and gives you lots of options for having your piece of heaven out in the mountains of Montana.





Sappington Creek runs right by within 100 feet of the property on the National Forest, and it feeds into Trapper Creek which is very nearby as well. Both creeks have cutthroat trout in them for fishing and fresh mountain water right out your back door. Trapper Creek comes out of Trapper Lake which is a high mountain Lake that's only about 2 miles from the property too. It has lots of high mountain cutthroat trout in it for lots and lots of fun. The Pioneer Mountains here have a multitude of high mountain lakes and streams to hike, explore, and fish. If that's not enough the Big Hole River is back down Trapper Creek Road at Melrose, Montana and the Beaverhead River is nearby too. It's a fisherman's paradise.



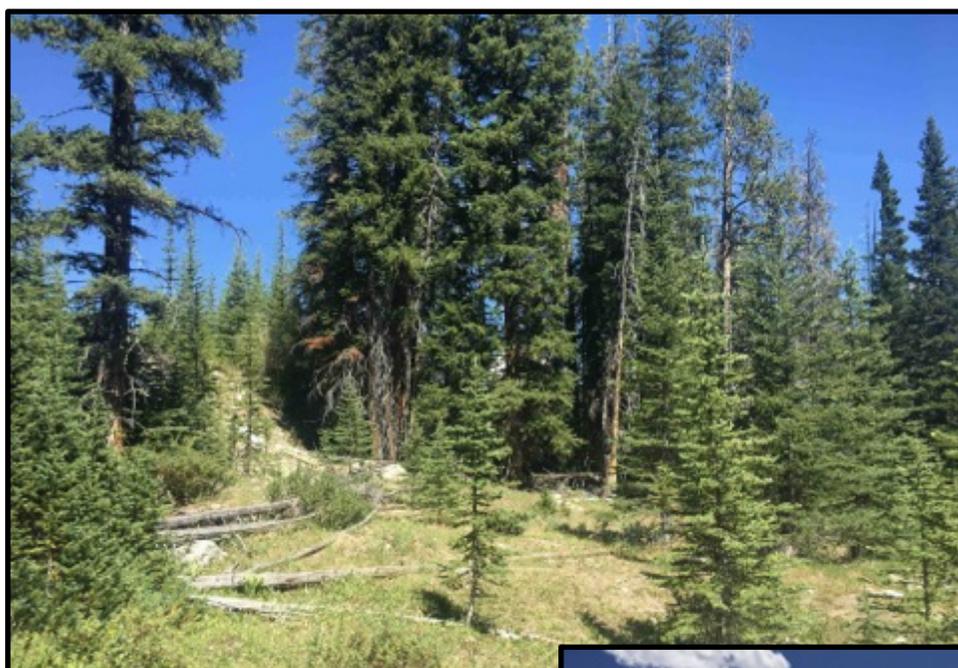
There are the county and National Forest roads and jeep and ATV trails that take you right on to the National Forest from the property and up near the tops of some of these mountains in the area where you'll have a chance of seeing mountain goats and bighorn sheep as well as the elk, deer and moose in the area. It's high country at its finest and its close access right from the property. You can also hunt your property for deer and elk or step right out on to the National Forest and take off from there. There's thousands and thousands of acres and you're right out in the middle of it all. You can hunt both elk and deer with a general tag and there's extra cow tags you can draw for a second elk as well since the elk are so plentiful in Hunting District 331. There's vast amounts of country to find them in, so you can't go wrong.





This is an extremely rare find having such a large structure already in place and being surrounded by National Forest with all these hunting, fishing, and recreating opportunities at your fingertips along with the history and wildlife in the area as well. You've even got several high mountain creeks right out your back door. The possibilities are endless, so don't wait.

Call the owner any time at 406-461-6779 to learn more and visit about purchasing this great Montana property.



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