

# Impromptu Property

Butte, Montana

Silver Bow County



**Borders Public Land, End of Gated Road, Elk & Deer Hunting, Trees, Amazing Highland Mountain Views**

**19.6 acres for \$158,250**



19.6 acres of land bordering State Lands on two sides at the end of the gated road with elk and deer hunting, trees, and amazing Highland Mountain views.

This Montana hunting property borders State Lands on two sides out in the mountains of Montana. You've got all these extra public lands right next to your property that you can just take off and hunt too. It's a huge bonus to have these lands right there next to you to hunt and recreate on. Set up stands and hunt your own property for elk and deer or take off after them wherever they may be roaming for the day. You'll hear elk bugling in the fall and you can glass the open parks and hillsides right from your property and go hunt them from there. You can hunt both elk and deer with a general tag and there's extra cow elk tags you can draw for a second elk as well since the elk are so plentiful in Hunting District 340. There's thousands and thousands of acres of BLM lands in the area and it's only a few miles back up the road to the National Forest as well for tens of thousands of more acres you can hunt and explore in the Highland Mountains. There's lots of country that's yours to enjoy right at your fingertips, and its wide-open spaces for you to have and enjoy for decades to come.







This property is the perfect place for that hunting camp or cabin in the woods. It's at the very end of a private gated road too for seclusion and privacy. There's already a leveled site so it's ready to pull in to and start enjoying. Pull your camper in or set up your tent to start and go from there. The site has a huge old Douglas-fir relic tree at the end of the leveled area that stands as a sentry for your property that will provide you with shade and general nostalgia for years to come. The views of the Highland Mountains from here are amazing. The rocky mountain tops show off their red shaley glow when the sun hits them just right in the afternoons and evenings. They are truly something to behold. Face the picture windows of your Montana cabin towards the mountains and you'll enjoy these great mountain views whenever you like. Wickiup Creek runs through the valley just below the property with its water, willow bottoms, wildlife and small fish. It's a perfect place to get away and relax and enjoy the fresh mountain air and scenery. This is one of those legacy properties your family will be glad you bought and handed down through the generations. It'll be a place for everybody to go and enjoy now and into the future.





This is recreational property that's amazing back in the mountains of Montana that gets snowed in during the winter, so it's not a place to live year-round. Power is miles away. There are two routes in through the Highland Mountains one of which comes from south of Butte from Interstate 90 and the other is from the west off Interstate 15 at the Feely Exit 111. A third much rougher route comes up Camp Creek from Interstate 15 at Melrose. So, there's lots of roads and country to explore in all directions. The property sits about 22 miles south of Butte on paved and relatively good forest roads most of the way. So, it's not far to head back to civilization when you're ready or need gas or fuel and Butte has an airport as well.





This is one of those properties you won't want to miss out on. Especially not in this fast-paced market.







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



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