

Louise Property

Elkhorn/Boulder, Montana

Jefferson County



Located in the coveted Elkhorn Mountains with a level building or camping site, spring, lots of trees, wildlife, hunting and fishing, history, and recreating nearby

20.6 Acres For \$189,000



This scenic property features an incredible view of the Elkhorn Mountains as well as a great view of the town of Elkhorn right from the building site. With a running spring and plenty of timber on the property you'll have everything you need for a perfect Montana retreat. With plenty of wildlife, hunting and fishing, history, and recreating nearby you can't go wrong with this property.

This property has a small running spring that could potentially be developed into a good water source so you can enjoy your property without having to haul in water or drill a well. There is a building site on top of the property that has great views of the surrounding mountains and valleys as well as a birds eye view of the town of Elkhorn. You'll be able to enjoy the scenic views right from your front porch. The property is fairly heavily wooded with lots of lodgepole pine and Douglas-fir trees that you could use for a log cabin or any other structures. And it is all behind a locked gate giving you all the privacy that you need. The small community of Elkhorn is a mile from the property and power is 3/4 of a mile away giving you the option of year-round living, if you're up for it! Whether you want to bring in your own camper, haul in building materials, or build the log cabin of your dreams this property is perfect for anyone.





The property is seated back in the coveted Elkhorn Mountains, giving you access to some of the best wildlife and recreation that Montana has to offer. With plenty of hiking, biking, ATVing and camping in the area, it's hard to go wrong. The Elkhorn Mountains cover over 150,000 acres of National Forest land for you to get out and explore. You'll be able to listen to bull elk bugling during the rut right from your front door. There is also great hunting for cow and spike elk, mule deer, black bear, and whitetail deer in the area. The Elkhorn bull elk tag is a special draw, with a legendary status because of how big the bulls are, but an over the counter cow and spike tag is available as well. This property is the perfect place for a hunting cabin getaway with plenty of wildlife and opportunity out your front door.



There is also some great fishing in the area, with options of a relaxing river float or some high mountain lake fishing, you'll have either nearby. The Boulder River is the closest to home and boasts great fishing for large brown and rainbow trout, a great spot to throw your line in on your way to or from the town of Boulder. You'll also have the Jefferson River, with its amazing views towards Whitehall. And the Madison River, which has a legendary fishing status due to high numbers of fish and trophy fish potential an hour away.





If you're looking for some easy brook and cutthroat trout fishing you'll have some good options close by. The Tizer Lakes as well as Hidden Lake are just over the mountain and have roads and trails right to them giving you an easy spot to take a trip up and over the mountain on your ATV for some good fishing on some easy to catch fish. There is also Glenwood Lake and Leslie Lake in the area that have some good fishing to go along with a nice hike. So whether you're looking for some awesome river fishing or a hike for some scenic lake fishing you'll have options to choose from here.



For a short trip to town for things like groceries, gas and family dining the town of Boulder, Montana is about 20 miles away. The town of Whitehall is about 45 miles from the property offering similar stops. The state capitol and city of Helena is about 50 miles away and offers things like big-box store shopping, fine dining, a college and an airport to completely fill your needs. Similarly the town of Butte is roughly 60 miles away and offers many of the same amenities. Both major towns are on Interstate 15 giving you the ease of commuting or taking an easy trip to town while being able to enjoy the peace and quiet of being tucked away in the mountains of Montana.

The town of Elkhorn has a rich mining history that is kept by its well preserved buildings along the town's main street. The Elkhorn silver mine is one of the nation's longest operating and richest silver mines running from 1875 to 1951 and producing 8,902,000 ounces. Once the mine reached 300 feet it started to produce significantly with up to \$30,000 of ore monthly by 1888. The town used to hold as many as 2,500 residents and had buildings such as 3 hotels, a bowling alley, a barbershop, candy store, multiple school houses, saloons and two fraternity halls that still stand today. The mine also produced an estimated 4 million pounds of lead and 8,500 ounces of gold. Today the town has a few residents, but no amenities. It's, a quaint place to experience and amazing to imagine what it was like during its heyday.



This property has a perfect combination of easy living and central to a ton of activities to enjoy. Don't let this mountain Montana getaway slip through your fingers. If you are interested in purchasing the property or have additional questions contact the owner, Bridger Kamps, at 406-370-5910 or shoot me an email at bridgerk19@gmail.com.



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