

HOT PROPERTY

🏠 Choteau
Mountain Ranch
Choteau,
Montana
\$10,995,000

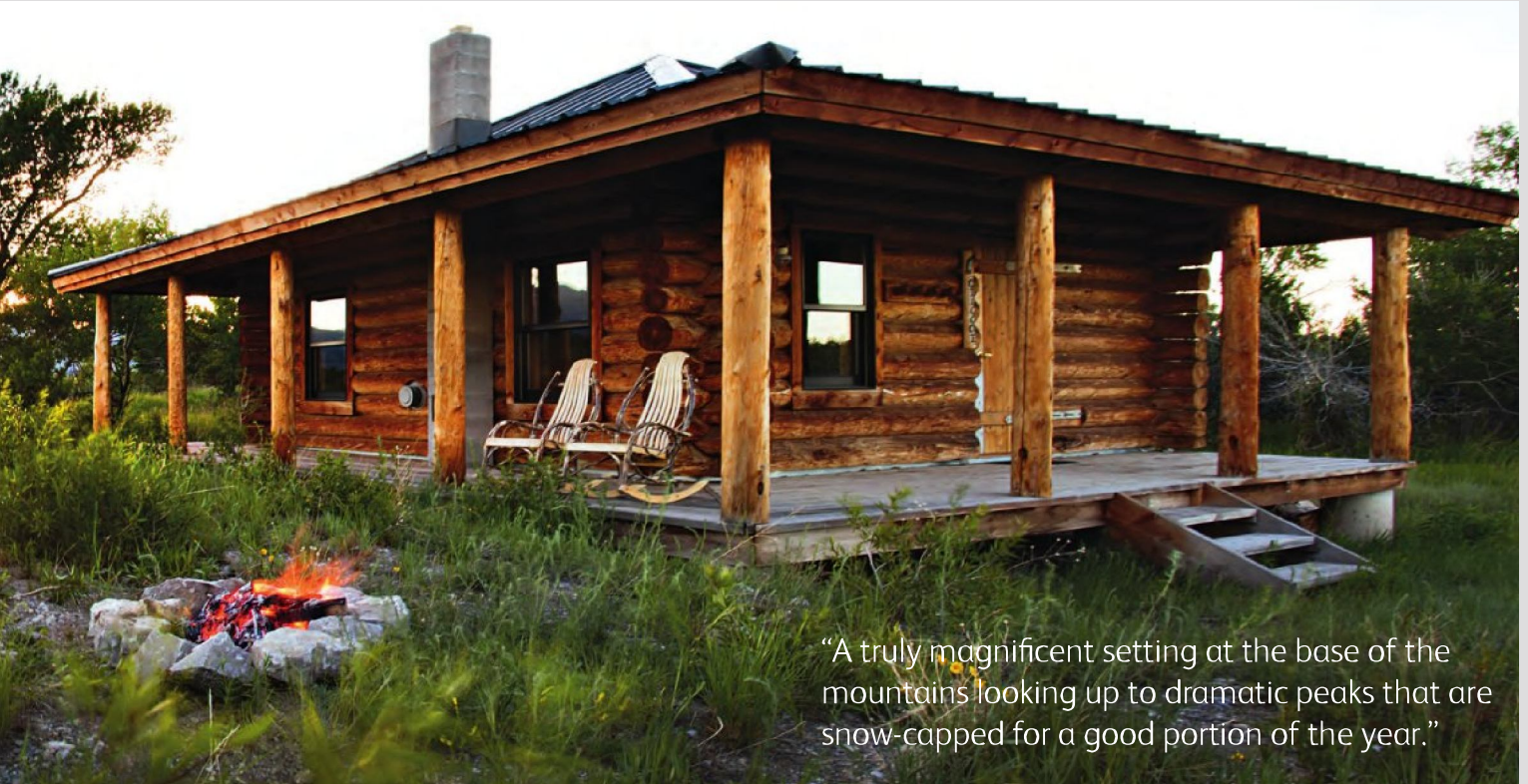
THE GREAT OUTDOORS

This impressive Montana ranch is situated on a huge lot not far from the Rocky Mountains, and is right in the midst of nature



The Choteau Mountain Ranch listed by Tim Murphy at Hall and Hall is an 8,540-plus acre block of deeded and state land (5,060 deeded, 3,480 School Trust Lands) with an additional 2,000-plus acres of USFS and BLM permitted ground on the upper east-facing slopes and abutments. These lands are situated with the Teton River passing through in the south, but primarily lie to the north of the river and are immediately adjacent to Lewis and Clark National Forest Lands that transition into the Bob Marshall Wilderness Area on what is known as the Front Range of the Rocky Mountains. The ranch controls grazing rights on the BLM and forest service as well as on the extensive Montana State School Trust lands that lie within the ranch borders. There are also water rights to irrigate over 250 acres on the east end of the ranch. The property is well improved with an attractive main house, guest cabins, an indoor arena, a full shop, many miles of new fencing, and first-class livestock facilities. Of more importance is the fact that the Choteau Mountain Ranch is either part-time or full-time home to virtually every one of Montana's big game species, from mountain goats and big horn sheep to elk, mule and whitetail deer, antelope, moose, black and grizzly bear, grey wolf and mountain lion. It also occupies a truly magnificent setting at the base of the mountains looking up to dramatic peaks that are snow-capped for a good portion of the year. Access to the ranch from the town of Choteau is a short 17 mile drive on paved roads.





“A truly magnificent setting at the base of the mountains looking up to dramatic peaks that are snow-capped for a good portion of the year.”

