

ELK BASIN RANCH - WHITE SULPHUR SPRINGS, MONTANA



EXECUTIVE SUMMARY

This mountain ranch is a diversified landholding offering hunting, fishing, a livestock operation, and modern, quality housing. It includes thousands of acres of owned lands plus virtually exclusive access to adjoining national forest lands. The wildlife is one of its outstanding assets. Year-round, there are good numbers of elk, mule deer, whitetail deer, black bear, wild turkey and mountain lion. The rainbow and brook trout fishing is notably good, and could be even better, in miles of year-round streams and ponds. The cattle operation is currently leased to a neighbor. The views are of the ranch's timbered mountains and the adjoining Big Belt Mountain range. Access is year-round on a good, paved highway, 100 miles from Montana's largest airport and 30 minutes from a local town offering basic services including restaurants, banks, motels, and shopping.



OFFERED AT \$4,950,000



FACTS

- 3,193± deeded acres, including 959± acres of timber, and 85± acres of irrigated creekside hay meadows
- 3.5 miles of year-round trout fishing stream plus 2.5 miles of Thomas Creek, and 2 miles of Kettle Hollow Creek
- Three-acre Kettle Hollow Reservoir, one-half acre Kettle Hollow Pond, one-half acre Thomas Creek Pond
- 24 miles northwest of White Sulphur Springs
- 100 miles northwest of Bozeman and its international airport
- 5 miles Helena National Forest boundary
- Large resident elk herd
- Huntatable populations of mule deer, whitetail deer, black bear and mountain lion
- 100-120 cow/cattle operation
- Two comfortable homes

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