

SCOTT WESTERN REALTY

MONTANA HOMES, FARMS AND RANCHES



BIG ELK RANCH

WHITE SULPHUR SPRINGS, MONTANA

\$1,900,000 800 ± ACRES

LISTED BY: **FRED SCOTT**

3630 VICKERY DRIVE

BILLINGS, MONTANA 59102

P: 406 656 5636

M: 406 698 7620

SCOTTWESTERNRLTY@AOL.COM

www.ScottWesternRealty.com



DESCRIPTION

A Rare find! This 800 deeded Acre Little Belt Mountain ranch offers every amenity on your checklist for the perfect vacation ranch. Big Elk Ranch is located close to White Sulphur Springs, in Meagher County, Montana.

Big Elk Ranch is encased by beautiful mountain scenery in all directions. United States Forest Service land borders to three sides of the property and numerous trailheads lead to the backcountry wilderness (see maps below).

An abundance of wild game and fish exist on and off the ranch including: Elk, Deer, Bear, Cougar, Brown and Brook trout, and many more (a Montana Fish & Game biologist recently said this general area contains the largest elk herd in Montana).

The land provides a home-site with a cased well and is perimeter fenced. Legal access is gained via an excellent graveled road.

LOCATION: Big Elk Ranch is located in West-Central MT surrounded by four mountain ranges: Little Belt Mountains; Big Belt Mountains; Castle and Crazy Mountains. The property is 26 miles north of White Sulphur Springs and is accessed mostly via Smith River Rd.

Bozeman is a 68 mile drive to the south and Yellowstone National Park can be reached 115 miles to the south via Livingston and Gardiner MT.

ACREAGE & LEGAL DESC.: 640 Acres, Sect. 13, T13N R05E, All, MPM

(Geocode: 47-2224-13-1-01-01-0001)

160 Acres, Sect. 14, T13N R05E, E2E2, MPM

(Geocode: 47-2224-14-1-01-02-0000)

800 Acres Total Deeded.

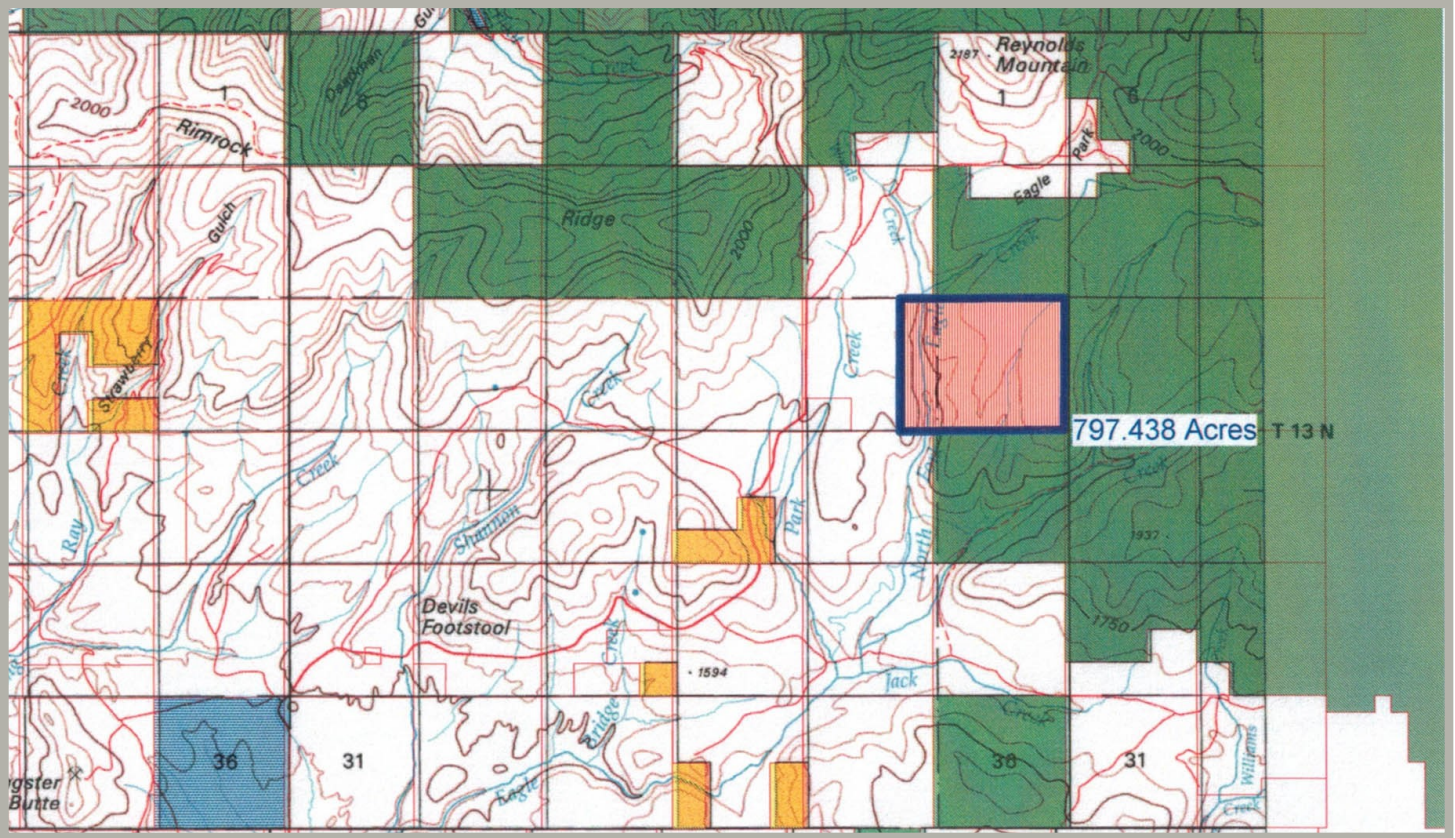
CLIMATE: 20-to-30 in. of precipitation according to the Climate Atlas of MT.

PLANTS & TREES:

TAXES: On Request.

PRICE: \$1,900,000.

BIG ELK RANCH



HUNTING AND FISHING:

Big Elk Ranch is within the FWP Region 4. The Deer and Elk Region 146 and the Central Fishing Region.



BIG ELK RANCH, WHITE SULPHUR SPRINGS

\$1,900,000

