

Rainbow Property

Townsend/Radersburg, Montana

Broadwater County



Off the grid living on Montana land in the Elkhorn Mountains bordering BLM land with elk and deer hunting and a home or cabin site and close to National Forest

10.1 Acres For \$124,760

Townsend/Radersburg Montana, Broadwater County



Here it is. Properties in the Elkhorn Mountains are sought after and don't come available often. This is Montana's own Elkhorn mountains in the fabled 380 Hunting District where the bulls grow big and numerous. The bull tag is hard to draw which grows the big bulls the Elkhorns are well known for, but there's also a general spike bull and cow elk season along with various other second cow elk tags that can be drawn for more opportunity year in and year out. People come to the Elkhorns just to see the elk and listen to them bugle and rut in the fall. And your property is right there on the edge of it all so you can take easy advantage. And that's not to mention the deer hunting opportunity here and more. The Elkhorn Mountains are also well known for their great horn hunting as well with those big shed horns being dropped in the mountains here every year. And with this property you'll have your very own piece of heaven right out in the Elkhorns where everybody will be jealous of what you have and what they could only wish they'd found out was for sale.

This great new Montana property puts you right out in the foothills of the Elkhorn Mountains where you'll be living with the deer and elk that call the Elkhorns home. They drift back and forth across the meadows and timber filled draws as they enjoy the food, shelter, and water these hills provide. Set up your spotting scope and have your binoculars handy and watch the wildlife from the picture windows or porch of your new Montana home or cabin.





The property borders a small chunk of Bureau of Land Management (BLM) land, and it also gives you very close access to lots more BLM land in the surrounding hills so you can take off driving, ATVing, or hiking. It gives you so much more opportunity having all this extra BLM land so close that you can explore, drive, hike, and hunt. It's like bonus land you leveraged with your purchase that you don't own directly, but you have close access to it and can enjoy any time you want. You can hunt on your property and then just continue right on to the BLM land which gives you so much more opportunity to find what you're looking for. Or you can hop in the truck or on the ATV or side-by-side and be to the National Forest boundary just about 4 miles up the road. The Elkhorn Mountains have tens of thousands of acres of BLM and National Forest lands that you get to take advantage of right out your front door.



There is a leveled building or camping site already in place on the property so it's ready to build that cabin or home you wanted out in the hills of Montana. Or pull in your camper and start enjoying right away as you make plans for the future. There are a few year-round residences in the general area so you could decide to live here year-round. Electricity is about 3 1/2 miles away so it's off the grid living at this time. Keating Gulch Road is a maintained county dirt road that gets you to the private driveway that accesses the property. It's only about 4 miles down Keating Gulch Road to the small community of Radersburg, Montana where the pavement begins, and it's only 10 miles to Highway 287 and the Missouri River from there. Townsend, Montana is only about 25 miles away from the property with gas, food, amenities and fishing and water sports on Canyon Ferry Lake. Bozeman, Montana with an international airport, Costco, Walmart and more is only about 68 miles away to the southeast. So in just over an hour, you can be from the Bozeman to the relaxation and privacy of the property. And Helena, Montana the state capitol is only about 65 miles away to the north as well.



This is a rare opportunity to own property in the Elkhorn Mountains out amongst all the additional BLM land. Properties like this are selling fast so don't wait. The quickest way to get a hold of me is to call 406-461-6779 to find out more about the purchasing this unique Elkhorns property.

To purchase or for questions, call Steve, the owner at (406)461-6779 or email at 12kamps@gmail.com



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