

Upper Sawmill Creek

Wolf Creek, Montana

Cascade County



A slice of heaven ready to build on and graze your horses with year-round access & fishing and public land nearby.

5.3 Acres For \$74,350



This little slice of Montana heaven is ready to build, has room to graze horses and has year-round access. With plenty of fishing and public land nearby it is the perfect spot for a mountain getaway.

This property is seated back in the hills of Montana and gives a perfect combination of good views and good grazing ground for horses or other livestock. It is as easy of a place to build on as they come so all that's left for you to do is pick the spot you like most. It has very slight topography and even a slight south aspect giving you more direct sun in the winter. The road to the property is well traveled and the lower-than-average snowfall in the area gives you the opportunity to live there year-round. The road is double and single wide in spots and can get rough in some places but there are several landowners that live back even farther and live there permanently. Power is a couple few miles away, so off grid living is the best way to go. This property is perfect for a house, cabin, or a recreational retreat spot!





For the hunters and fishers, this property is also in a prime spot for both. Close by is the Dearborn River and the coveted Missouri River for a short drive to some hard to beat fishing. Also close by at around 25 miles is Holter Lake which has some of the best lake fishing that Montana has to offer. As a bonus being a landowner here you and other property owners have private access to a stretch of the Dearborn River that's on the way to your property. So, you can easily stop any time you go by and take a few casts or take the family down any time for a dip in the water. Being this close to three amazing fisheries is something to brag about and surely is a gift that keeps on giving.



For hunting the property has a whole 640 acre section of state ground less than a half-mile away for some easy access to deer and elk you might have your eye on in the area. To the west you have The Lewis and Clark National Forest as well as the Scapegoat and Bob Marshall Wilderness areas. And to the East is the Big Belt and Little Belt Mountains. All of which can be a great place to get into a bunch of wildlife as well as just good areas to go camp, hike, and fish in the off seasons.





The small towns of Cascade and Wolf Creek are only 15 and 20 miles away and good for a short trip for groceries or gas. And for more things like fine dining, lots of shopping, airports, and colleges the cities of Great Falls and Helena are about 45 miles away. With most all of those miles being on Interstate 15 you can enjoy the peace and quite of living in the hills while still enjoying being close enough to commute to work or just have a quick trip into town.



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.





Call the owner
any time at
406-370-5910
to learn more
and visit about
purchasing this
great Montana
property.

www.buy-montana-land.com