

Columbia Property

Butte, Montana

Silver Bow County

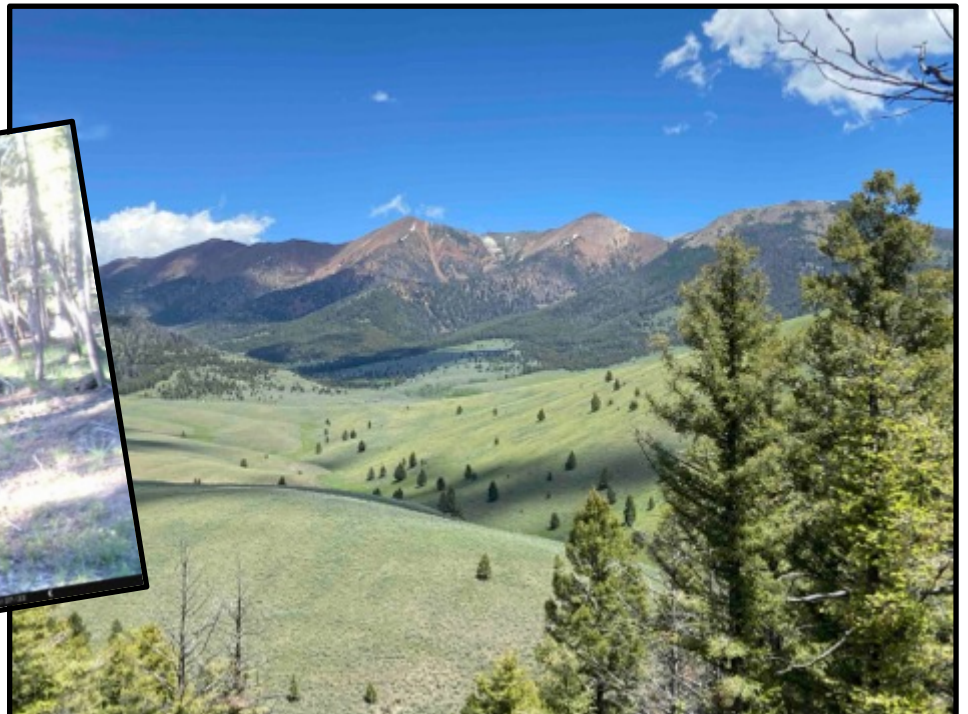


**Borders Public Land, Amazing Mountain Views,
Hunting, Trees, Elk, Deer & Moose With It's Own
Private Driveway**

19 acres for \$174,250

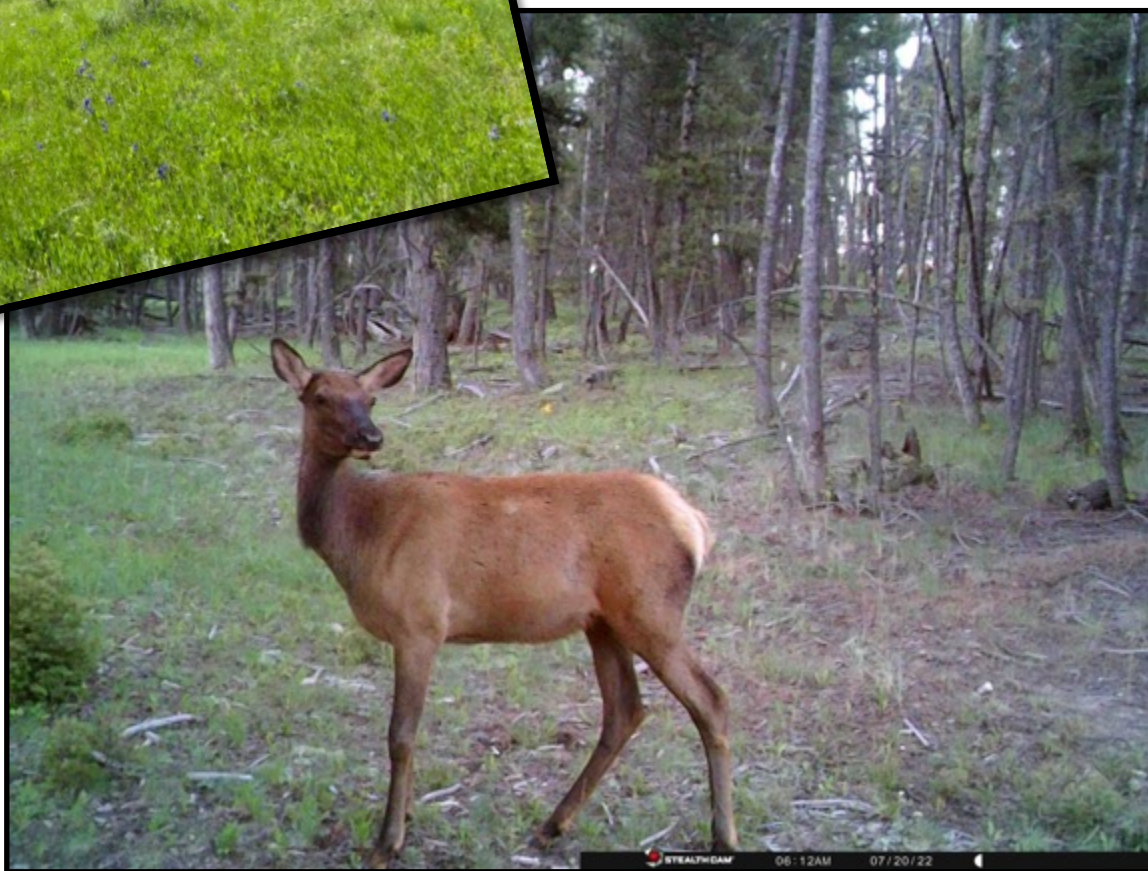


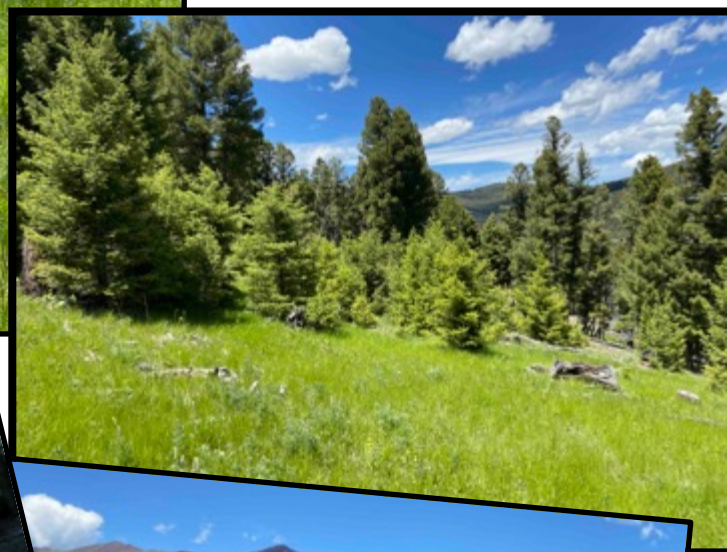
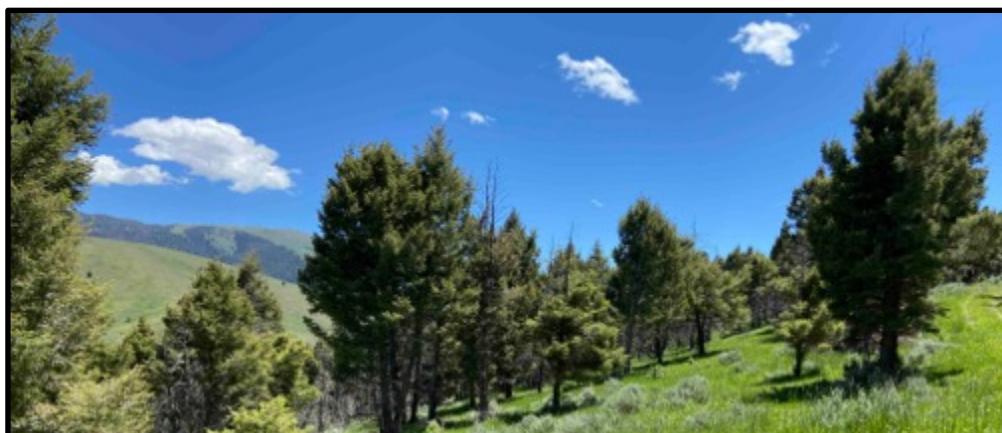
This great mountain property is ready to pull your camper to or build your Montana cabin right out on the forested slopes of the property on a site that's already been leveled, and it's nestled in amongst the trees on the property. There's even an outhouse already on the property as well as a small shower house. It's ready to go and it's right next to Bureau of Land Management (BLM) land. You'll be able to step out on your porch and walk right out on to thousands of acres of more land to hike, hunt, and enjoy not to mention recreating on all the other public lands that surround the area. You're getting way more bang for your buck when you think of all the extra land this property gives you easy access to right out your back door. The property borders BLM lands and the National Forest is only about ½ mile away too where the Highland Mountains can be found. There are trails and roads to explore and hike, ATV, or drive and lots of country to take off hunting elk and deer. What a great feeling to know that the hills just behind the property are wide open spaces there for your hunting, hiking, and enjoyment.





This is one of those hunting properties where you'll find elk sign all across the property and up on to the BLM lands just beyond. Put up a tree stand on the property overlooking the grass and tree covered slopes. Spend your time in the stand enjoying the solitude of your very own property while you enjoy the views of the Highland Mountains and the Wickiup and Camp Creek drainages or take to the slopes in hot pursuit of your quarry. Either way you've got lots of options and lots of country and animals to hunt. And the property has its own private driveway and there's a private gate on the access road to the property which provides even more solitude.



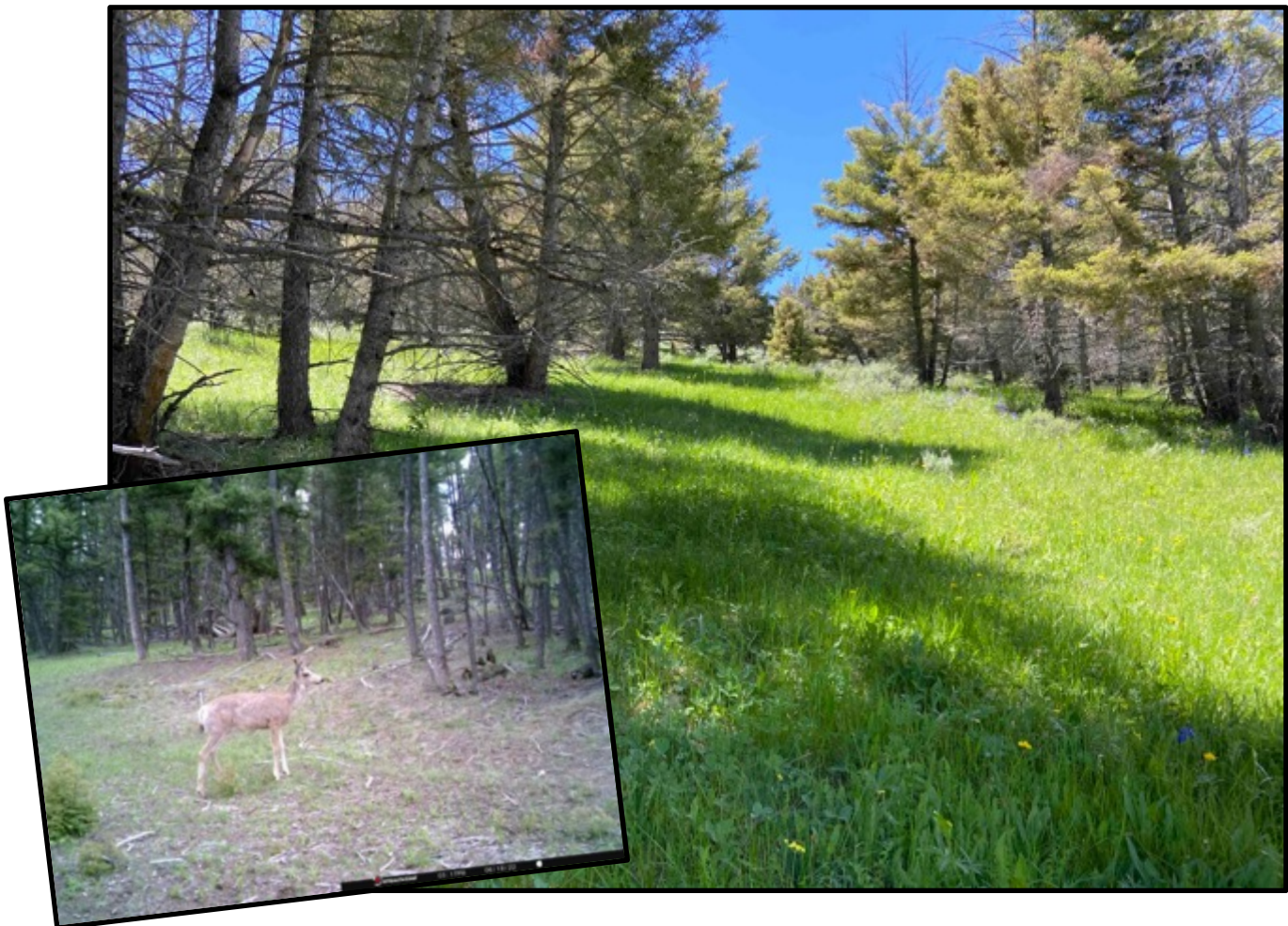


Wickiup Creek runs nearby too as it heads down the drainage and eventually runs into the Big Hole River near Melrose, Montana. The creek has very small fish and other aquatic critters and it's in a semi-broad valley bottom with willows, sedges and other lush vegetation. The moose browse here, and the elk and deer like it too for its water and lush feed. Old beaver dams can be found on Wickiup Creek that used to create ponds as the creek made its way through the valley. The setting is amazing with the creek and with the forested and sagebrush hillsides all around you.



From the property you've got views of the Highland Mountains and surrounding foothills that are amazing too. You'll be able to see elk and deer right from the property or drive out on the public roads in the area and find other elevated vantage and glassing points. There are thousands and thousands of acres and you're right out in the middle of it all. You can hunt both elk and deer with a general tag and there's extra cow elk tags you can draw for a second elk as well since the elk are so plentiful in Hunting District 340. There are vast amounts of country to find them in, so you can't go wrong.

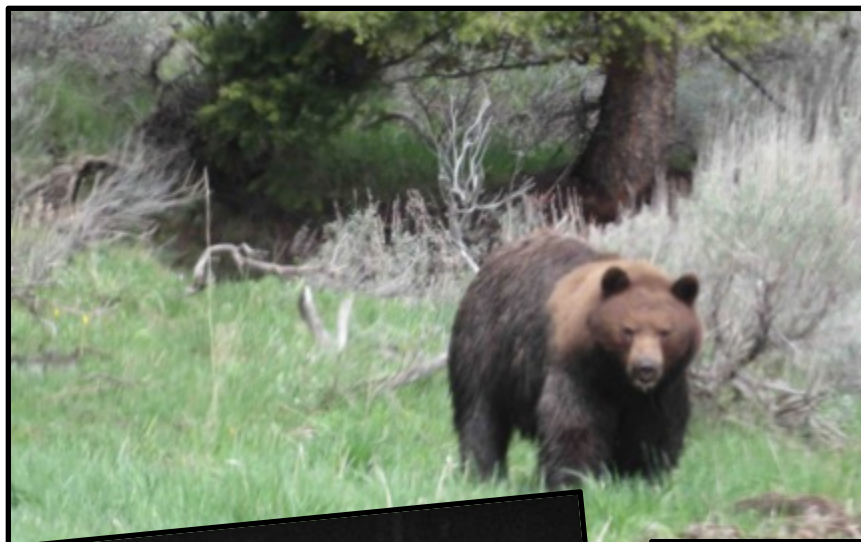
If only these mountains could talk about all the history they've seen. From the Native Americans who use to call this landscape home. To the miners who sought to strike it rich from the precious minerals the ground holds. In fact, several shafts and mounds including one open vertical shaft still remain on the property from their diggings. Who knows, you could strike it rich too.





This recreational Montana property checks most of the items on everybody's list bordering BLM lands with the National Forest close by too, and wildlife, views, and trees with a cabin site that's ready to build on.

This is strictly a recreational property that gets snowed in during the winter back in the mountains of Montana, so it's not a place to live year-round. There are two routes in through the Highland Mountains, one of which is south of Butte from Interstate 90 and the other is from the west off Interstate 15 at the Feely Exit. A third much rougher route comes up Camp Creek from Interstate 15 at Melrose. So, there's lots of roads and country to explore in all directions. The property sits about 22 miles south of Butte on paved and relatively good forest roads most of the way. So, it's not far to head back to civilization when you're ready or need food or fuel and Butte has an airport as well.



It's what everybody is looking for so don't wait on this one. Call the owner today at 406-461-6779 to learn more and visit about purchasing this great Montana property.

