

Winnet 4.4

Winnett, Montana

Petroleum County

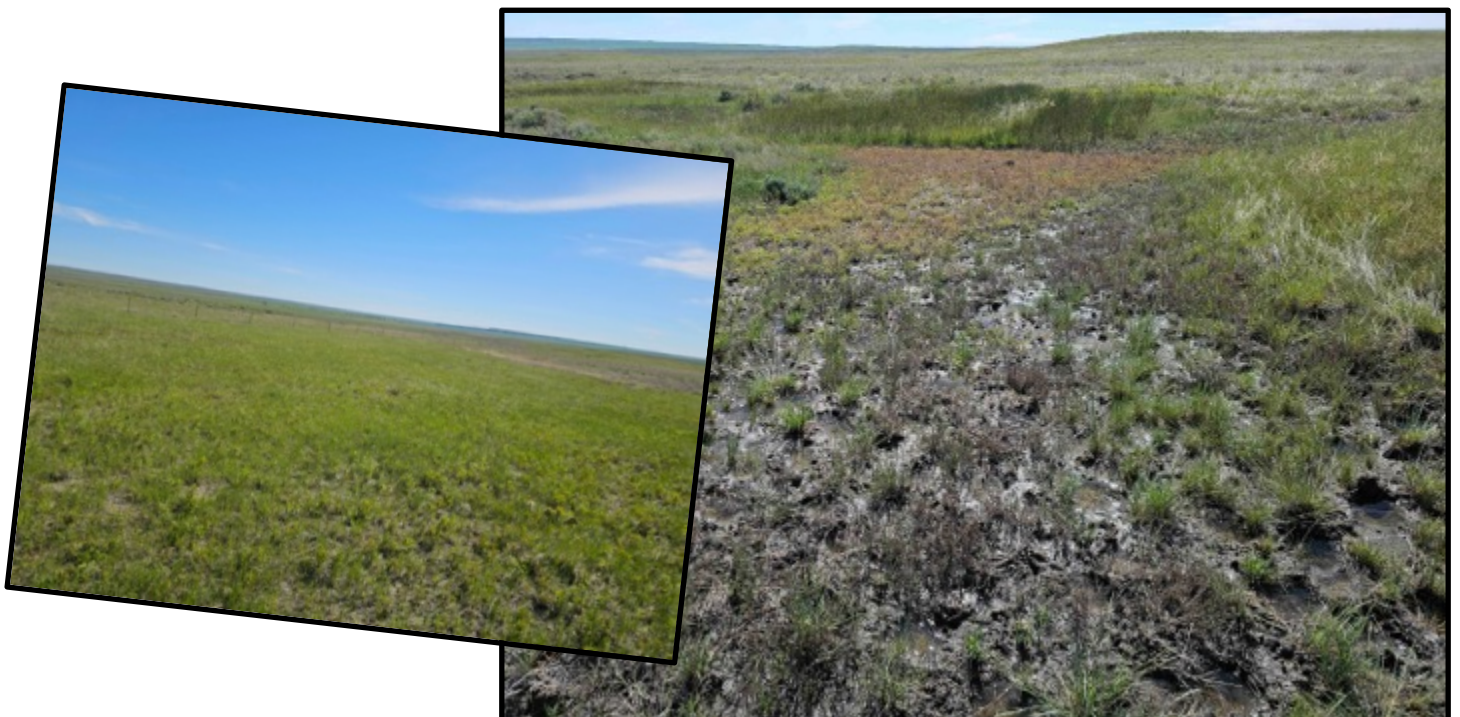


Montana property bordering BLM land at the very end of the road with deer and antelope out in the countryside by Winnett, Montana

4.4 acres for \$35,000



Land in Montana where you can live in the countryside either recreationally or year-round. Enjoy country living out in the wide-open spaces of Montana's Big Sky Country. And on top of that, this property borders Bureau of Land Management land for lots more open spaces and room to roam. You can walk right out your back door onto the BLM land and enjoy all it has to offer as well. It's like you've got more land right there that you can take advantage of. There's over 1500 acres of additional BLM and State Lands bordering the property and even more than that in the area. That means more land at your disposal for your recreational and hunting pursuits plus more of those wide-open spaces eastern Montana is known for. This is a rare opportunity to buy affordable land in Montana and have all the extra land adjacent to it you can enjoy as well.

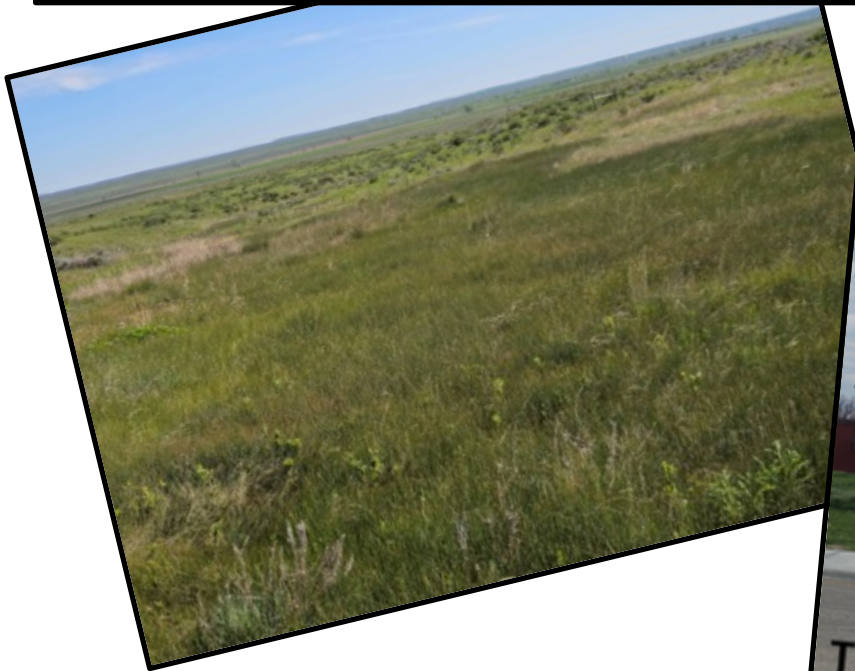




The property is also near Fort Peck Lake and the Missouri River Breaks. The Breaks, as Montanans call it, are a huge chunk of public land surrounding 150 miles of the National Wild and Scenic Upper Missouri River drainage. Some of the biggest bull elk in Montana call the Breaks home along with antelope, mule deer, and whitetail deer as well. A Missouri River Breaks bighorn sheep tag is one of the most coveted big game licenses in the world. They grow them big here!

Fort Peck Lake is Montana's largest water body with 1520 miles of shoreline (longer than the coast in California). Some of the hotly pursued fish include walleye (a priority among the serious anglers), northern pike, paddlefish, sauger, lake trout, small mouth bass and chinook salmon. Surrounding this large expanse of water is the Charles M. Russell National Wildlife Refuge, managed by the US Fish and Wildlife Service, which provides over one million acres of public land for fishing, hiking, hunting, camping, bird-watching, and other outdoor recreation.



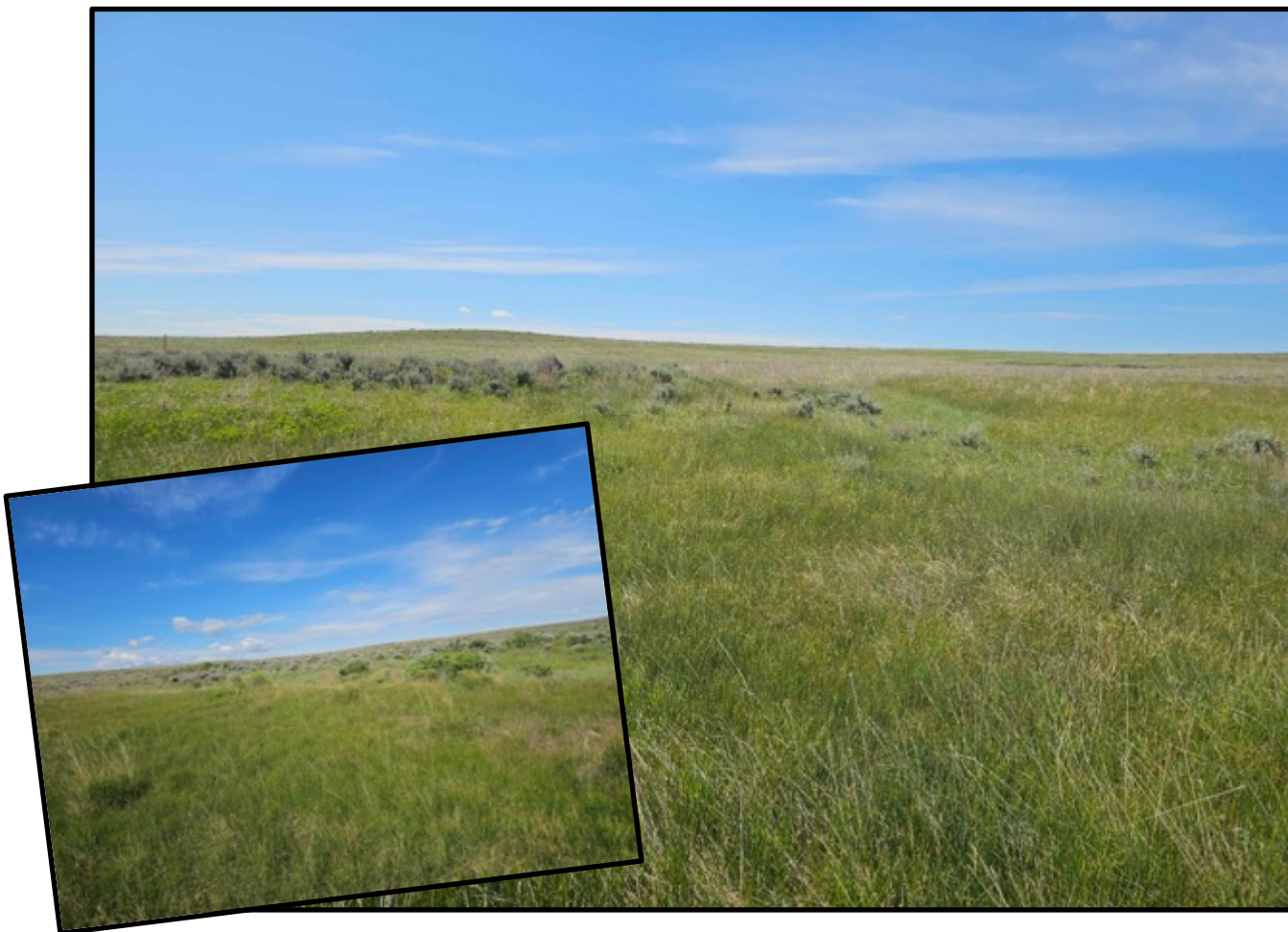


The property sits at the very end of a private driveway that connects to the Elk Creek Road which is a county-maintained road. Its about 1 ¼ miles of drive-across, unimproved driveway out to the county road and then about 7 miles to the small town of Winnett that has a small grocery store, gas, and lodging. From there its only about 55 miles to Lewistown, Montana, which is known for being the heart of Montana (it's literally located in the center of the state) with a flair on cowboy culture offering a friendly hometown atmosphere, modern art galleries, yoga sapphires, and eateries for every palate.



Rolling prairie, farms, and ranches dominate the landscape and almost every square foot of the property is usable, mostly level ground. There's a small draw on the property too that has a seep and subsurface water that could potentially be developed. It's a great place to start a small homestead right here on this Montana property. Power is about 5 miles away so at this point at least it's a great place to have that off-the-grid cabin or home and phone is on the county road by the property and there's cell coverage as well. Wells in the area are known for being very deep, so installing a cistern and having water hauled in like many eastern Montana residents do, might be a good option.

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





There are also additional 5 acre lots available to purchase that border the property, so there's the opportunity to expand your Montana homestead and own even more land. The property is a great investment too at such an affordable price, but that's not all, this 4.4 acre lot is actually made up of 30 individual 0.12 acre lots and 5 individual 0.16 acre lots for a total of 35 lots. This was an old oil and gas subdivision that was never sold off and as such it gives you Lots and Lots (pun intended) of options. There is a deed restriction that none of the 30 lots can be sold or split off separately from the 4.4 acres within 5 years of the purchase and there are some mild deed restrictions including no mobile homes or trailers.

Bring your friends and family so they can enjoy your piece of the Montana countryside too. They'll wish they were lucky enough to own a piece of the Montana pie. Well actually they can too as there are additional lots available bordering this property with package deals available for purchasing more than one lot at a time.



Affordable Montana land bordering BLM land is hard to find, and prices aren't going down. To purchase this great Montana property or to find out more, call the owner at 406-461-6779 right away before somebody else does.

