

# Clancy Creek

Clancy, Montana

Jefferson County



**4.8 Acres For \$165,500**

**Clancy, Montana, Jefferson County**

This Montana property borders public land with deer and elk and a beautiful, leveled cabin or homesite tucked away in the trees back in the mountains near fantastic fishing.



This 4.8-acre property borders BLM (Bureau of Land Management) land which gives you more land you can hunt, hike, and enjoy right out your back door. It's like you're buying way more land you can take advantage of that's right next to your own property. Talk about stretching your dollar and making it work more for you. There's elk and deer on the property at times and a good herd of both in the area so owning this property and bordering the additional BLM land gives you all the more opportunity to see them and hunt them if you'd like. And there's National Forest too within 1 ½ miles of the property. It's a short drive or ATV ride and you've got tens of thousands of acres of both the Helena and Beaverhead Deerlodge National Forests you can hunt, hike, and explore. This property puts you right out there in the mountains on the edge of all these vast amounts of public lands you can take advantage of any time you take a notion.

There's a healthy herd of elk in the area as you'll see when you're there, and there's elk sign and trails to prove it. The property is in Hunting District 335 where there's general over-the-counter deer and elk tags and a second cow elk tag that can be drawn since there are so many elk in the hunting district. So there's lots of opportunity year after year. And you're just across the highway from the fabled Hunting District 380 in the Elkhorn Mountains with its limited elk permits and huge bulls. These elk cross into Hunting District 335 too which might put them right in your back yard where you can be ready to hunt the big ones.





A building site has already been leveled on the property so it's ready to build your dream home or cabin in the woods. The setting is fantastic. There's mature timber all around the building site and quaking aspen trees just below it too for plenty of shade and screening. A county road comes through a corner of the property which provides great access to your private driveway that already has a private gate on it for privacy. And the driveway takes you right by an old relic rock foundation of a miner's home that was used back in the days when gold and silver attracted people to the area. There's evidence where other old homes and cabins from back in the old days once stood as well. If only this property could talk about all the history it's seen over the decades.



The county road takes you the short distance of only about 10 miles down Clancy Creek to the small town of Clancy, Montana. Clancy has an elementary school and a few small businesses. And from Clancy it puts you right on Interstate 15 where in 14 miles you can be to Helena, Montana the capitol city of Montana where you've got shopping, dining, an airport and university. You can live in your home tucked peacefully back in the woods yet be out to civilization for all the modern conveniences in just a short drive. There are power lines in the area but they are either high voltage or private lines. Power and phone are about 1 1/2 miles away down the county road on Clancy Creek. You could either bring power into the property or stay off-the-grid and use other alternative energy sources.





Helena is a mecca for fishing too with a plethora of large fish filled lakes like Holter Lake, Hauser Lake, and Canyon Ferry. They all provide enormous opportunities for boating fishing, fly fishing and lots and lots of water sports as well. All these lakes are fed by the Missouri River which has some of the best trout fly fishing Montana has to offer. There's an abundance of fish in these stretches of the Missouri in part because they are tailwater fisheries to the water life and fish food that gets flushed out of these lakes. The result is large well-fed fish that are fun and exciting to catch throughout the seasons.



A property out in the woods bordering BLM land in this kind of setting is very difficult to find. And it has no covenants or restrictions that go with the land. To find out more about this rare find, call the owner right away at 406-461-6779, and see how easy it is to purchase this great Montana property.

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

