

New Era

Townsend, Montana

Broadwater County



**Creek, In The Middle of National Forest And
Elkhorn Mountains, Old Miner's Cabin, Cabin
Site, Deer & Elk Hunting**

11.86 acres for \$138,380



Montana land with a creek in the middle of the National Forest in the Elkhorn Mountains with a cabin site, an old relic miner's cabin, elk and deer hunting, camping, ATVing and more.



Or bring up that wall tent or camper and have that place on the Elkhorn Mountains of your very own that you and your family can enjoy and pass down through the generations. And the property is at the end of a private road, so you've got privacy you want too. What a feeling to know you've always got a place in the mountains to go get away and relax and get back to nature that's all yours.

It's extremely rare to find land like this way out in the National Forest in the Elkhorn Mountains and one that has Indian Creek running through it. There's a leveled site so you can pull your camper in and start enjoying the creek and the views immediately while you make plans to build that cabin in the mountains you've always wanted. Make sure you build it with lots of windows and face them so you're overlooking Indian Creek and just across the creek where the old relic miner's cabin sits. If only the cabin could tell stories of back in the day when precious metals were the attraction in the area. And be sure to build a big deck on your cabin so you can sit out and listen to the babbling of the creek while the elk bugle in the fall and watch the sunsets over the Rocky Mountains. There's already a leveled site to build so it's ready to start planning and building your new Montana mountain cabin whenever you are.



This property borders the Helena National Forest too and you're way out in the National Forest where you can go in any direction and hunt, hike, and enjoy the tens of thousands of acres of National Forest all around you.



It's like you're buying a whole lot more land with all this extra easily accessible National Forest right out your front door that's yours to enjoy as well any time you take a notion. There are trails to hike, roads to drive or ATV, elk and deer to hunt, mountains to be climbed, and places to be explored and it's all close by within minutes of your new property in the mountains. It's such an amazing bonus to have all this extra National Forest land right at your fingertips, you just can't go wrong.



The Elkhorn Mountains are renowned in Montana for their elk. They are plentiful and the bulls grow big here in the Elkhorns which is why the limited bull elk hunting tags are so coveted. This is special hunting district in Montana that's designed specifically to grow mature bull elk. So owning property here in the Elkhorns, you're sure to see and hear them while you're out getting away from civilization staying on your new property in the mountains. Set up your spotting scope and glass the elk while they graze in the open parks before heading into the timber covered hillsides for the day. If you want to hunt them, apply for the Hunting District 380 bull elk tag which is extremely hard to draw. But in the meantime, you can also hunt for spike bulls and cow elk on your general elk tag as well as apply for second cow elk tags since the elk are so numerous. And don't forget about all the deer and bear hunting as well. The Elkhorns are full of wildlife.

The property is a true off the grid recreational property with no power close by and a seasonally closed gate near the National Forest boundary about 3 miles below the property. The gate is locked up every year and closed to all motorized use of any kind including snowmobiles from December 2nd to May 15th to provide the elk, deer, and other wildlife security on their winter range. However, as a private property owner a permit to use the road during that time period when it's closed can be obtained from the National Forest for very limited use. The road is pretty much snowed in during those winter months anyway, so just plan on returning to your property in the mountains in May as spring brings new growth and new life to the Elkhorns. Bring your 4-wheel drive too as the road is semi-rough and you'll have to take it slow with any campers or trailers you decide to bring into the property. And bring your horses and ride the mountains right from your place.



**To purchase or
to learn more,
call the owner,
Steve Kamps, at
406-461-6779.**

www.buy-montana-land.com



You're only about 15 miles back down the drainage to the pavement at Townsend, Montana so it's not far when you're ready to head home or go to town for supplies, gas, or eat out. From there it's only about 35 miles north to Helena, Montana and about 65 miles south to Bozeman, Montana where there's international airports and even more amenities. And Canyon Ferry Lake and the Missouri River are only about 15 miles away near Townsend as well for great fishing, floating, and fun on the water.

This great Montana property has what almost everybody is looking for bordering National Forest with its cabin sites, wildlife, hunting, and views and that's not to mention being a rare find out in the Elkhorn Mountains. Your family and friends will be glad you didn't let this opportunity slip away. Land like this is selling fast, so call the owner today at 406-461-6779 and lock it in before somebody else does.

