

Banner

Clancy, Montana

Jefferson County



16.6 Acres For \$164,500

Clancy, Montana, Jefferson County

This Montana property borders BLM land on two sides with lots of elk and deer and has a leveled cabin or home site tucked away in the trees back in the mountains with fantastic hunting and fishing nearby.



This 16.6 acre property borders BLM land on two sides 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 there 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 for plenty of shade and screening. There's a county road for access down in the valley below and you're well behind a private gate with a private road that accesses the property. The private driveway winds its way up into the property where you get elevated and the views are awesome right from the building site. The property is heavily forested and sits up on the hill behind the building site, and towards the top where the elk and deer like it the most because of the shade and cover, the property levels back off at a ridgeline where you can look to the east at the Elkhorn Mountains.



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 some 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. So 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 high voltage and private lines. Power and phone are about 1 ½ miles away down the county road on Clancy Creek. So you could either bring power in to the property or stay off-the-grid and use other alternative energy sources.





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



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.