Iron Clad Property

Butte, Montana | Silver Bow County

Borders BLM, Creek, Amazing Mountain Views, Hunting, Trees, Creek, Elk, Deer & Moose

18.3 acres for $138,750

This great mountain property is ready to pull your camper in to or build your Montana cabin right out in the forest hills of the property on a site that's already been leveled. It's ready to go and it's just across the road from Wickiup Creek that runs right through the property. You'll be able to step out on your porch and walk over to the creek babbling it's way by 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. Properties like this don't come available very often with all the water and wildlife in the area.

The property borders BLM Lands too. So, you can step right off the property and start hunting, hiking, and recreating on all the public lands that surround the area. The National Forest is only a few miles up the road too where the Highland Mountains can be found. There's trails and roads to explore and hike, ATV, or drive and lots of country to take off hunting elk and deer. Having all the BLM lands bordering the property gives you more land right out your back door that's there for your enjoyment. What a great feeling to know that the hills just across the drainage from the property are wide open spaces there for your hunting, hiking, and enjoyment.

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 road that comes through the property 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's vast amounts of country to find them in, so you can't go wrong.

This is recreational property that's amazing back in the mountains of Montana that gets snowed in during the winter, 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 your ready or need gas or fuel and Butte has an airport as well.

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

This recreational Montana property checks most of the items on everybody's list with the creek, bordering BLM lands with the National Forest close by too, and wildlife, views, and trees with a cabin site that's ready to build. It's what everybody is looking for so don't wait on this one.

Call the owner today at (406)461-6779