



# Cook Mountain Hunting Camp

1,120 Acres | Powder River County, MT | \$2,999,000

HAYDEN  OUTDOORS.



# Cook Mountain Hunting Camp

TOTAL ACRES:

1,120,00

PRICE:

\$2,999,000

COUNTY:

Powder River County

CLOSEST TOWN:

Ashland, MT

*Presented by*



## Mike Sedgwick

- 📍 Sales Associate, Licensed in MT
- ✉ Mike.MT@HaydenOutdoors.com
- 📞 406.930.2379



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## Activities & Amenities

ATV/Off Road  
Cattle/Ranch  
Development Potential  
Farm/Crops/Ag  
Hiking/Climbing  
Hunting - Big Game  
Hunting - Small Game  
Hunting - Upland Birds  
Mineral Rights  
Off Grid Power  
Skiing/Snowmobiling/Snow Sports  
Wooded  
Borders Public Lands  
Cycling/Mountain Biking  
Equestrian/Horse Property  
Food Plots  
House/Cabin  
Hunting - Predator/Varmint  
Hunting - Turkey  
Income Producing  
Natural Spring  
Outbuilding/Barn/Shed/Shop  
Water Rights

## Land Details

Total Acres: 1,120.00  
Deeded Acres: 1,120.00  
Pasture Acres: 1120  
Water Rights: Yes  
Estimated Taxes: \$1,000 - 2022  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 1  
Style of Home(s): Cabin  
Finished Sq. Ft.: 210  
Bedrooms: 1  
Outbuildings: 1  
Types of Outbuildings: Shed  
Heating Systems: Wood Stove





On the market for the first time in over 83 years, this remote, world class hunting property with limited access is comprised of 1120 pristine acres consisting of two parcels situated in the middle of 65,000 acres of Custer National Forest. The lower pasture is a 960 acre parcel that borders Custer National Forest on 3 sides. The second parcel is a rare and highly coveted 160 acre in-holding surrounded by forest on every border.

### **Improvements**

There is a cozy 14×16 one room cabin with a small kitchen area, wood stove, and loft area. Fenced in area for the horses and small shed to store tools. There is a spring just up from the cabin that supplies a water tank for horses, cattle or the wildlife. Down on the other deeded ground there is a reservoir that hold water year round.



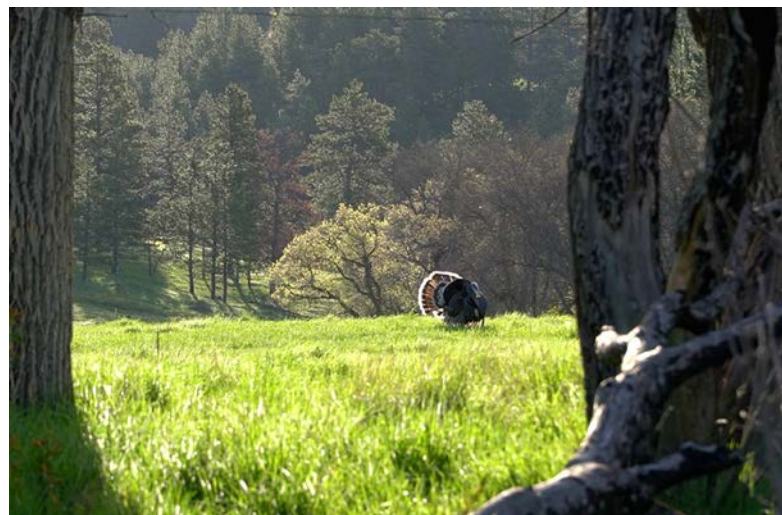




The livestock and wildlife have a opportunity to use other water sources including a solar well that produces 10 gpm and feeds into a tank. There are five water rights for the property that include stock rights out of Cook Creek. The property is well watered and excellent grass for livestock. The new buyer could run a few head of cows or yearlings, or lease out to a neighbor. All the fences were rebuilt in 2013 and are in excellent shape.

### **Recreation**

Custer National Forest spans for 65,000 acres and a few miles away is another 277,000 acres. Known as the most ecologically diverse forest in the Northern Region, Custer National Forest is made up of high alpine mountain country, and small pockets of timbered buttes and grasslands. Its varying terrain allows for numerous recreational activities, camping, as well as scenic drives and wildlife viewing. There is also very good mule deer hunting along with upland game birds, turkey, antelope and as an added bonus you have prairie dog shooting. This area of Montana is well known for record book elk. The elk population is growing in south eastern Montana.







The world record archery kill elk was taken just miles from this property a few years ago. The hunting opportunities are endless for elk, mule deer, antelope, and wild turkey.

### **General Operations**

As seen from above it feels like one's own lush private paradise and driving through it is like going from one unique landscape to the next.

### **Region & Climate**

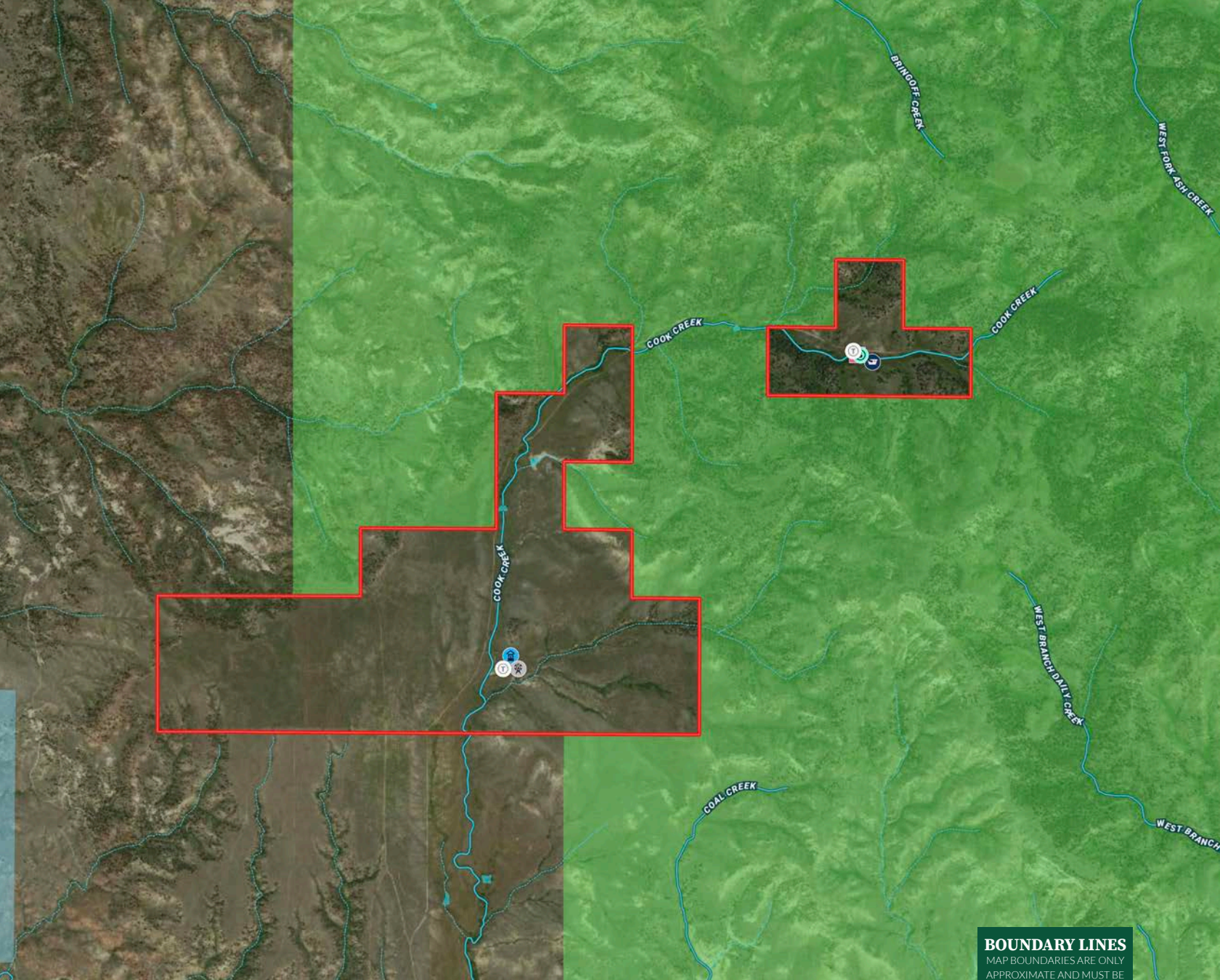
Referred to as Powder River Country this region of SW Montana consistently produces some of the finest elk and mule deer antler genetics in the state. The grass in this part of Montana is a high protein yield and the abundance of springs and creeks on and around this ranch make it a game magnet even in the driest part of the year.





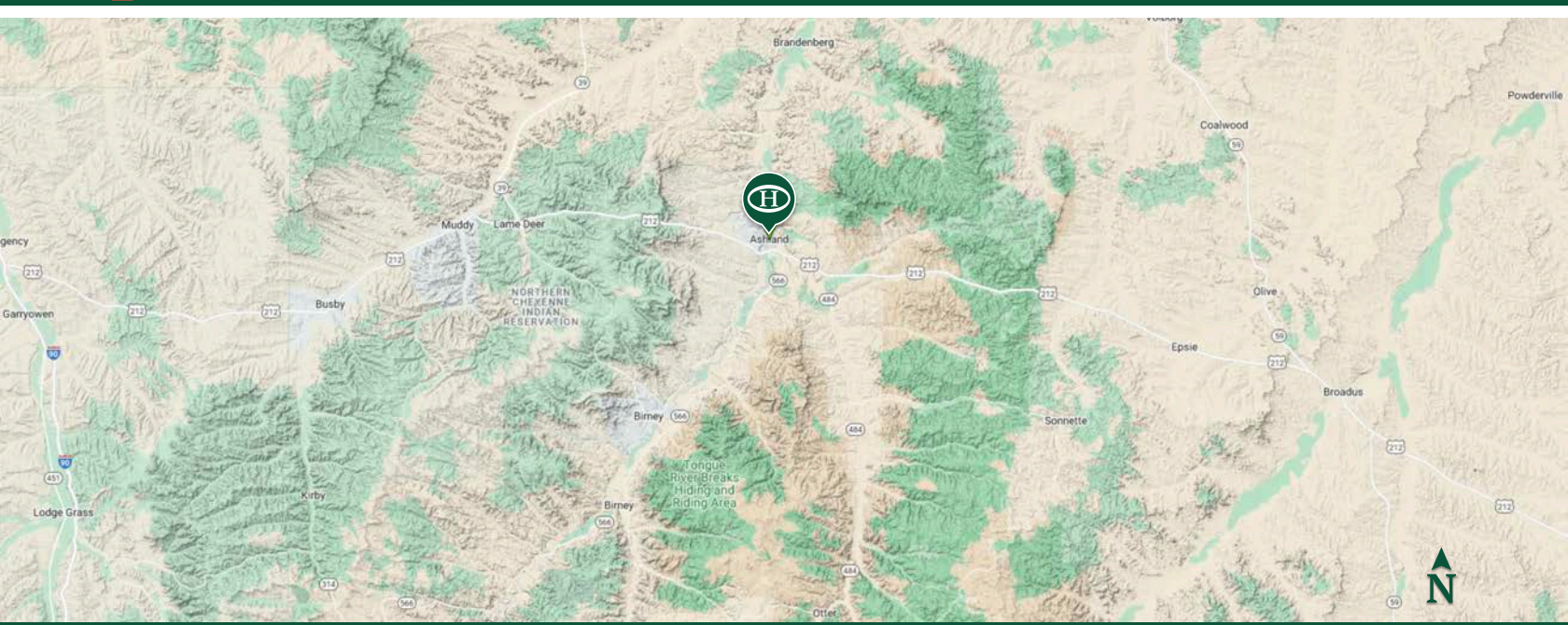






**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.

- Boundary
- Water Well
- Cabin
- Windmill
- Water Storage
- Forest Service







## History

The two parcels consisting of 1120 acres in total were originally made up of several 40 acre homesteads dating back to the 1890s. Most of the smaller homesteads eventually gave way to larger operations and over time were combined to create the current parcels of land comprising this ranch. The ranch has been in the same family for over 83 years with almost no hunting and very limited seasonal use for ranching.

## Location

The ranch sits approximately 6 miles N.E. of the town of Ashland, MT.

To access the ranch there is a private dirt road that runs about 4 miles due North of Hwy 212.

An easy 120-mile drive from Billings, Mt and about 100 miles North of Sheridan, Wy.







# Hayden Outdoors

## Buyer Process

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

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testimonials







**HAYDEN  
OUTDOORS®  
REAL ESTATE**

**THE BRAND THAT SELLS THE *Land*®**

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

**Hayden Outdoors, LLC**

**501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com)**

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