

Ponderosa Breaks

208.00 Acres | Fergus County, MT | \$399,000



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Activities & Amenities

Borders Public Lands

Cattle/Ranch

Development Potential

Equestrian/Horse Property

Hiking/Climbing

Hunting - Big Game

Hunting - Predator/Varmint

Hunting - Small Game

Hunting - Turkey

Hunting - Upland Birds

Off Grid Power

Timber

Wooded

State Hunting Unit: HD-410

Land Details

Address: TBD , Lewistown,
Montana 59457, USA

Closest Town: Lewistown

Total Acres: 208.00

Deeded Acres: 208.00

Leased Acres: 0.00

Source of lot size: Assessor/Tax Data



About This Property

The Ponderosa Breaks is a rare opportunity to own 208 acres on Musselshell Trail, Fergus County, Montana in unit 410, bordering BLM land with timbered draws and grassy hillsides.





Land

Positioned for access to vast public hunting area accessible on gravel roads, BLM non-motorized two-track roads and single-track trails, including access to miles of Missouri River breaks and bottom.

Ponderosa Breaks provides scenic camping, and consistently holds grouse, turkey, deer, and elk. The elk are most plentiful in the fall and spring as they migrate towards the Missouri River, which is fully accessible from the property on public land by bike or foot. Game cameras have revealed mountain lions and evidence of black bears.

The property is fully fenced to protect property from cattle grazing on surrounding BLM land, and a dirt road encircles the property for Gator/ATV access.

There is seasonal water and wallows in the deepest draw.





Recreation

The world-famous Missouri River Breaks are renowned for excellent trophy elk, deer, antelope, and turkey hunting and provides the outdoor enthusiast with everything you could ever want in a hunting property. Show up and start enjoying this property on day one of ownership. The property offers several excellent building spots for a cabin or a lodge.

History

This exceptional, property offers an ideal retreat for adventurous people seeking seclusion, privacy, and the great outdoors. If you are an avid hunter and appreciate seeing wildlife in its natural setting, this is the property for you. The terrain is a mix of rolling plains, grasslands, and timbered coulees, consisting of a vast expanse of good grassland and timbered draws providing a diverse landscape and habitat for numerous species. Contiguous to thousands of acres of public land, the opportunities for outdoor recreation are endless at Ponderosa Breaks.





Location

Ponderosa Breaks is being offered separately from the Prairie Breaks were a buyer could add an additional 113 acres with a off-grid hunting camp. Call the listing agent for a private showing and more details.

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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 bring buyers to purchase our properties. We offer cooperating 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."

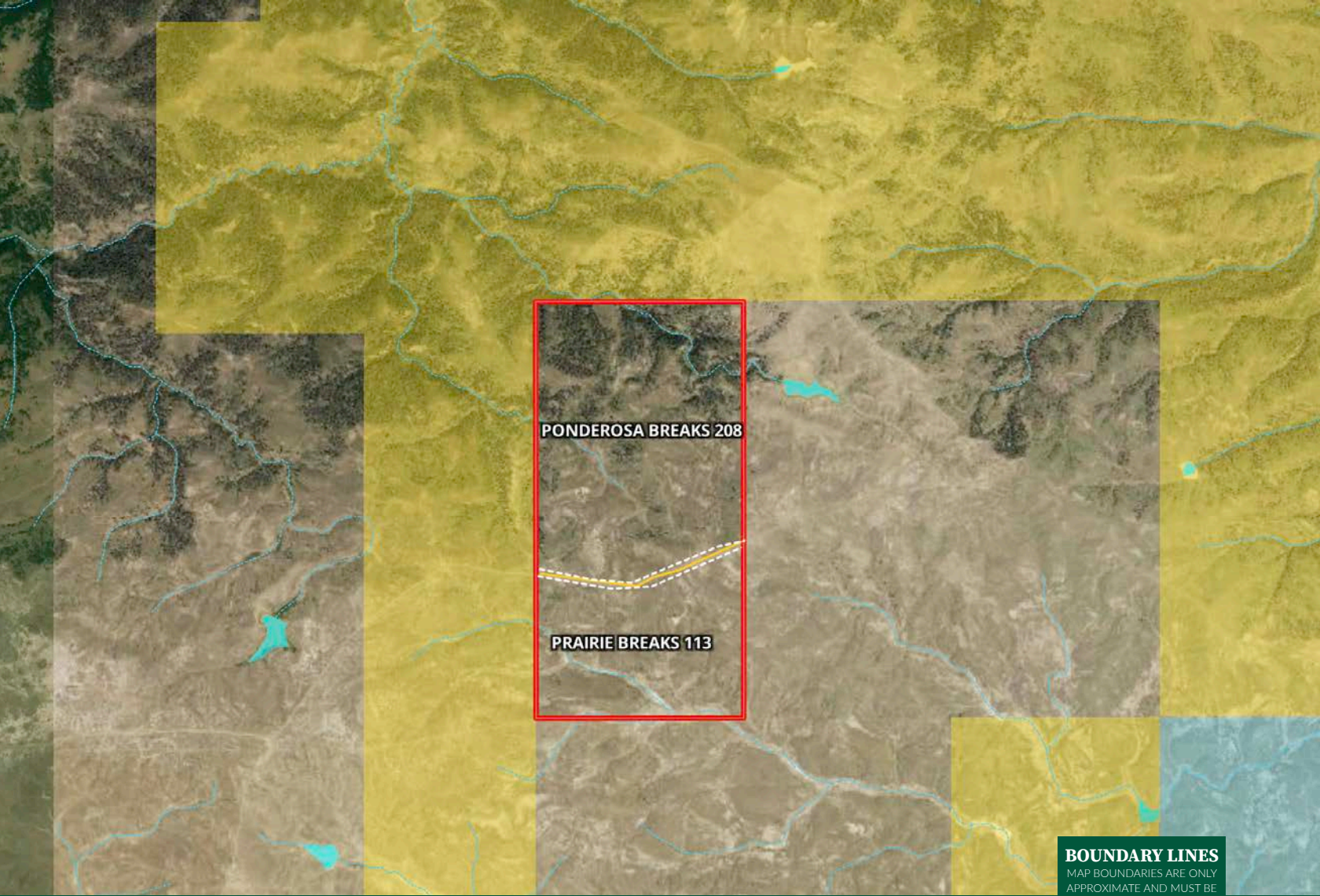


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

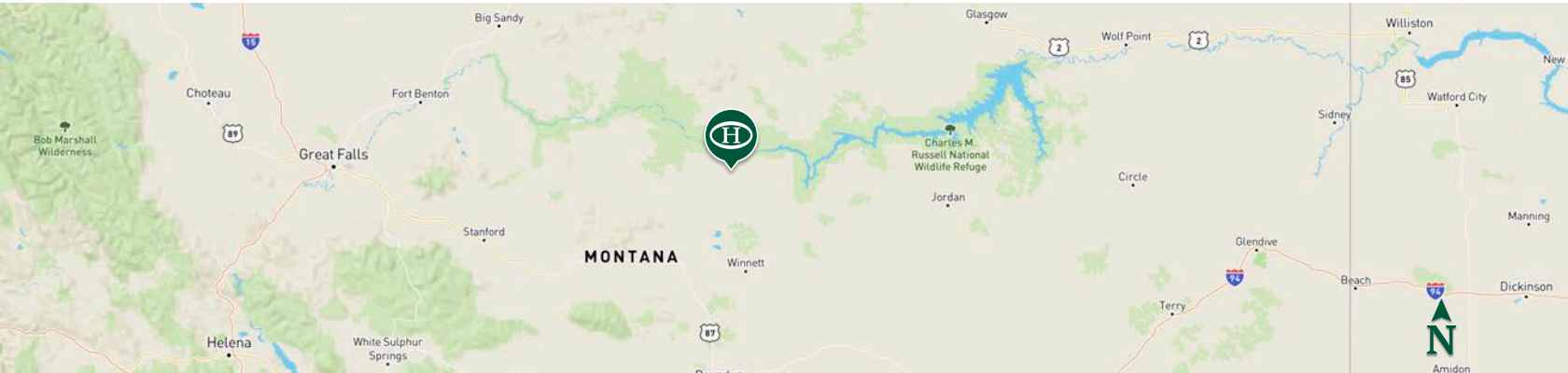
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testimonials





 Boundary  BLM

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



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