

Ponderosa & Prairie Breaks

320.00 Acres

Fergus County, MT

\$669,000



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Activities & Amenities

Borders Public Lands
Cattle/Ranch
Development Potential
Equestrian/Horse Property
Hiking/Climbing
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Off Grid Power
Wooded
State Hunting Unit: HD-410

Land Details

Address: TBD Musselshell Trail ,
Lewistown , Montana 59457, USA

Closest Town: Lewistown

Total Acres: 320.00

Deeded Acres: 320.00

Leased Acres: 0.00

Source of lot size: Assessor/Tax Data



About This Property

The Ponderosa and the Prairie Breaks are a combination of two great properties that a buyer can put together to make one awesome hunting and recreational property. This 320 acre parcel adjoins thousands of acres of BLM and State Lands. From camp you can wonder down to the Missouri River or the CMR Reserve and enjoy hours of endless beauty.





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.





Improvements

The new off-grid camp includes a cabin container that comfortably sleeps three people and includes a fully screened entry and cedar paneled interior, an equipment container that houses tools, work benches, hunting gear, generator, household supplies, e-bike and John Deere Gator, a new kitchen and dining cabin with cedar interior and exterior, a huge 3-inch cedar deck enjoining both containers and the kitchen cabin, and a new detached cedar outhouse. The camp includes elevated water storage containers with 750 gallons in three units and a private shower with a propane powered hot water system, portable propane fired heaters, battery lanterns, and generator.

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 is the land of endless timbered draws, grassy ridges, massive meandering coulees and Cottonwood-studded Missouri River bottom, and the camp sits on the border of the prairie and the timber, the private and the public. The current owner most often accesses the vast BLM and CMR public ground surrounding the camp by Gator/ATV then hiking, after prior scouting by e-bike. There are tens-of-thousand acres of surrounding public land, and it offers trophy archery elk adventure in big bull country, with an abundance of deer, turkey and grouse surrounding you. The biggest hunting challenge is effectively locating the big bulls in such large country, after deciding whether to hunt the countless ridges or the river bottom. You can hunt grouse, turkey, deer, antelope and elk by walking from the camp but for elk, hunters often move further from camp as the elk draw nearer to the Missouri River in the Fall. At the end of the day, the camp is accommodating in every way. It can't be seen from the road, it is clean, secure and rodent proof, allowing periods of long absence without worry, it is new and thoughtfully constructed and organized, it quiet in the wind and warm in the cold, and beautiful beneath the daily sunrises and sunsets. Most meals for the hunters at camp are in the dark, either predawn or late day, and the kitchen cabin is warm and cozy, and private from the sleeping quarters. A warm shower, good meal, crackling fire, and quiet sleep can surround you every day you hunt there.

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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."

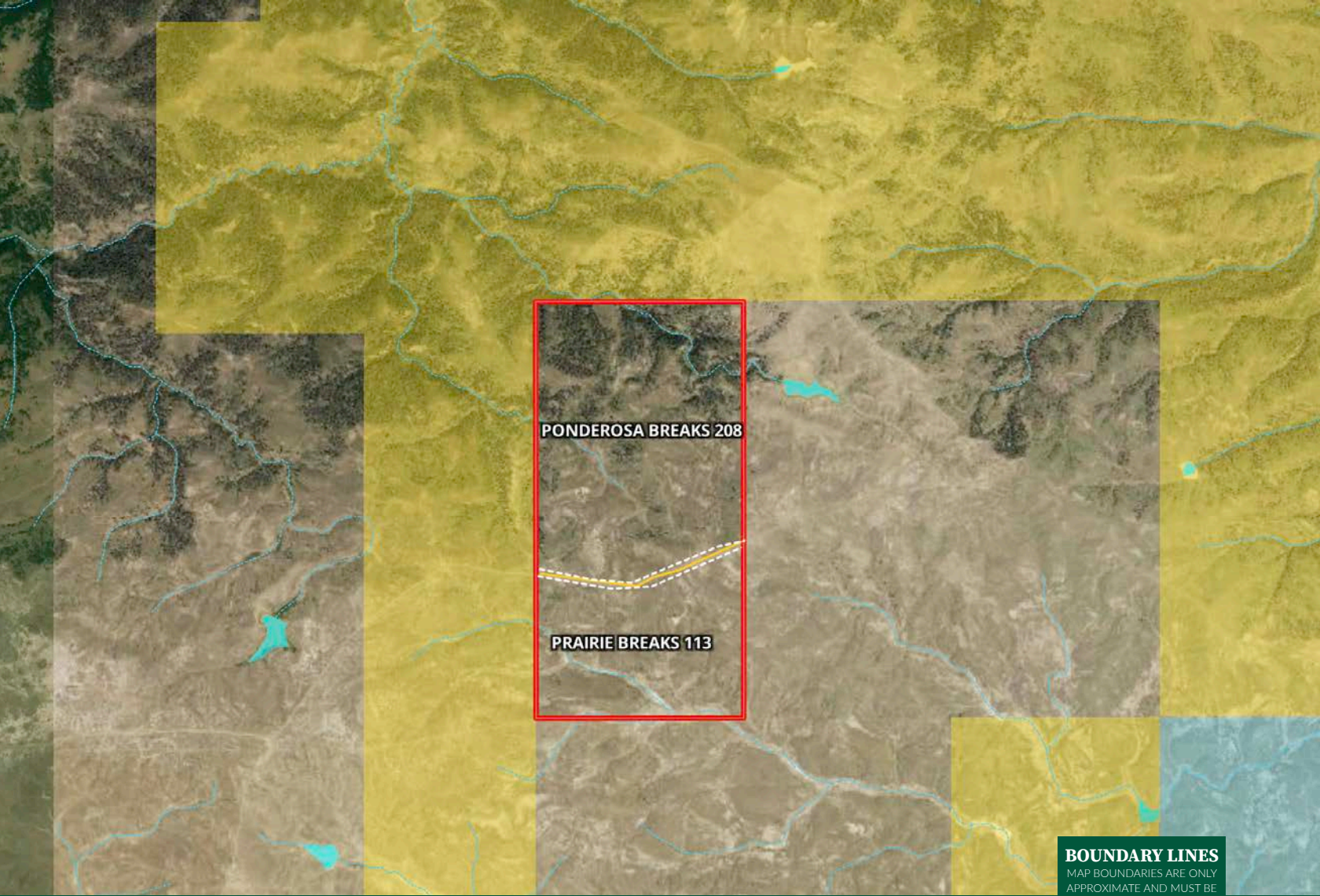


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

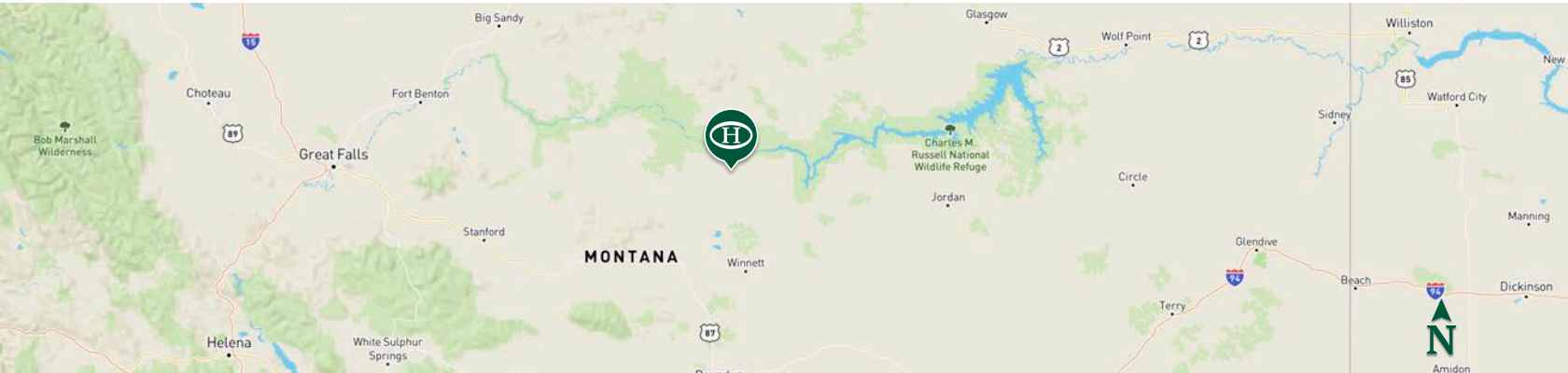
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 Boundary  BLM

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



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