

Prairie Breaks

113.00 Acres | Fergus County, MT | \$299,000



Activities & Amenities

Borders Public Lands
Cattle/Ranch
Cycling/Mountain Biking
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
State Hunting Unit: HD-410

Land Details

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

Closest Town: Lewistown

Total Acres: 113.00

Deeded Acres: 113.00

Leased Acres: 0.00

Source of lot size: Assessor/Tax Data



About This Property

The Prairie Breaks is a turn-key base camp for hunting birds, turkey, deer, antelope and elk in the surrounding BLM and CMR public land, accessible by truck, ATV, mountain e-bike and hiking. This property consists of 113 acres on Musselshell Trail, Fergus County, Montana in Hunting District unit 410, bordering BLM land with private and secluded off-grid hunting camp, fully fenced with locking gate.





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.

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

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 is 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.

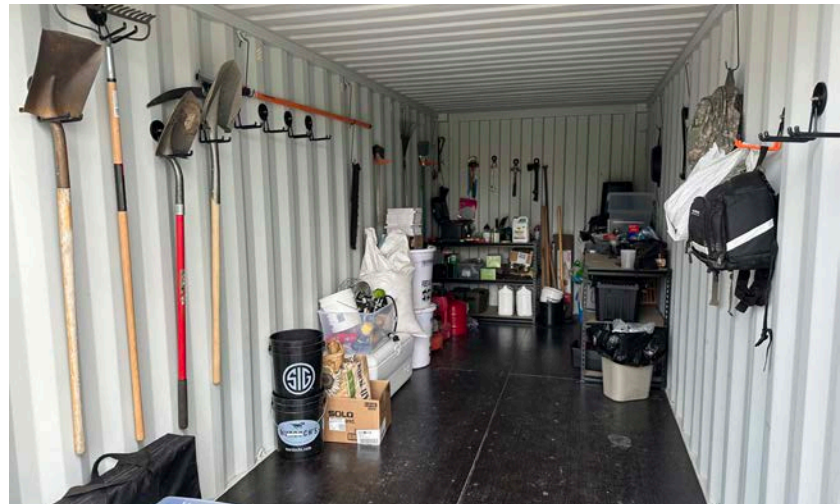




Location

Prairie Breaks is being offered separately from the Ponderosa Breaks were a buyer could add an additional 208 acres to complete this camp. Call the listing agent for a private showing and more details.

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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.

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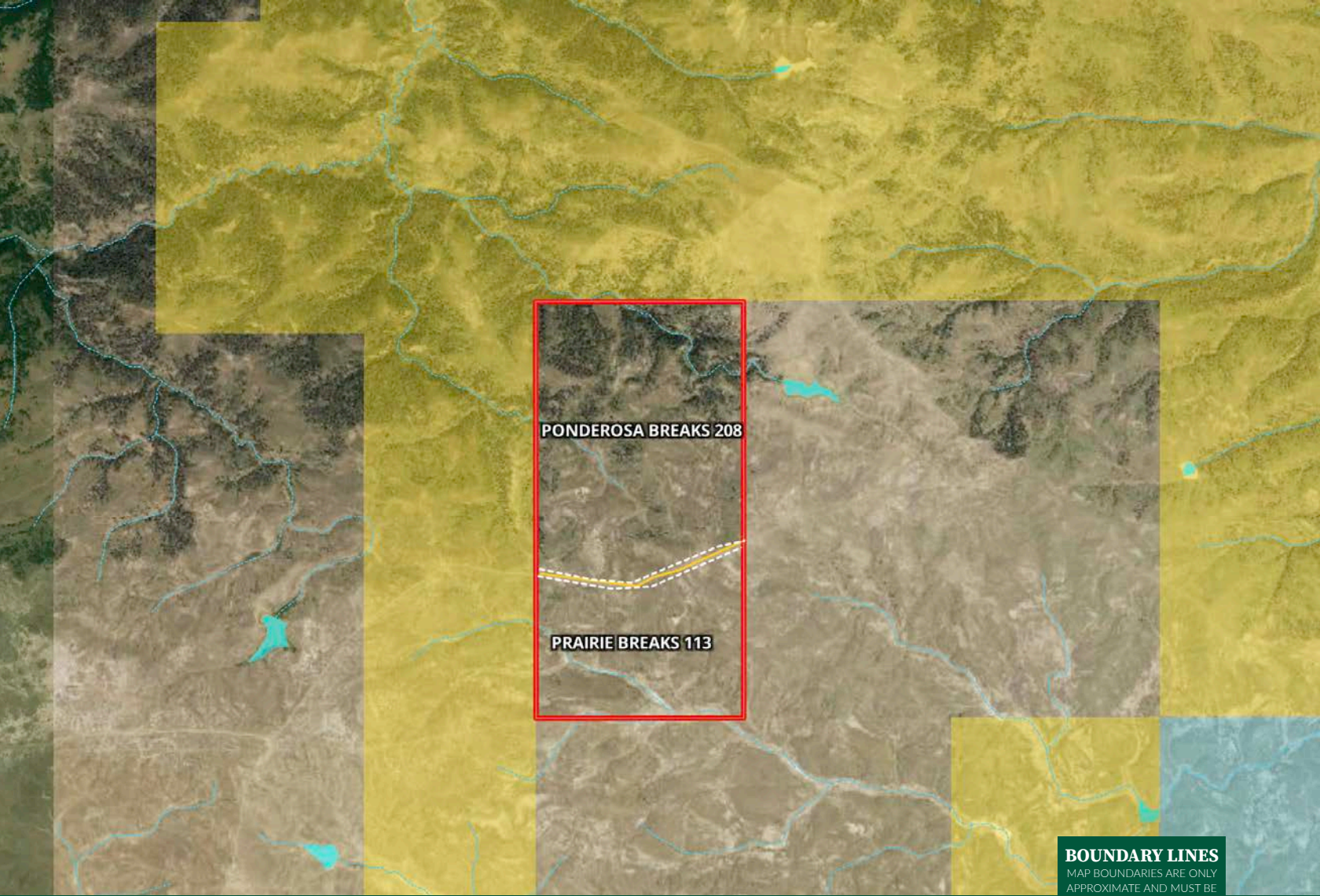


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- RICK STEINER, SELLER/BUYER

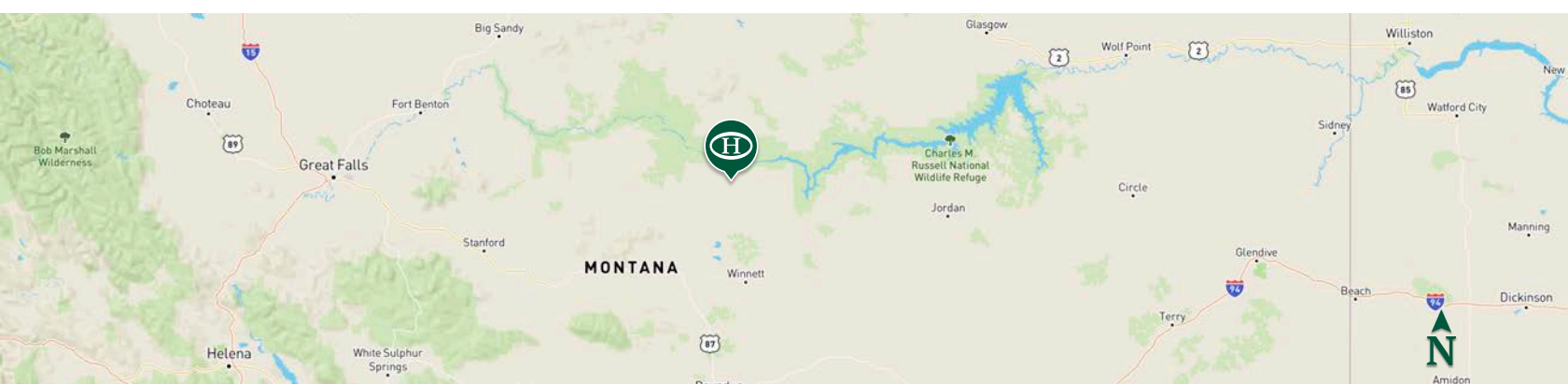
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 Boundary  BLM

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



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