

Half Moon Ranch East

2,190.00 Acres

Fergus County, MT

\$6,700,000



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Activities & Amenities

ATV/Off Road
Borders Public Lands
Cattle/Ranch
Conservation Easement
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Food Plots
Hiking/Climbing
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Irrigation
Outbuilding/Barn/Shed/Shop
Stream/River
Timber
Water Rights
Water View
Wooded
State Hunting Unit: HD-411

Land Details

Address: HWY 238,
Lewistown, Montana 59457
Closest Town: Lewistown
Total Acres: 2,190.00
Deeded Acres: 1,670.00
Leased Acres: 520.00
Water Rights: Yes
Source of lot size: Assessor/Tax Data



Property Summary

Locating the epicenter where elk naturally gather is crucial for achieving consistent elk hunting success, and Half Moon Ranch East is that ranch. Lots of water, excellent feed sources, and healthy populations of trophy bull elk make Half Moon Ranch East one of the top hunting ranches in Montana.





Land

This property boasts 2190 total acres of which 1670 are deeded and 520 acres of BLM lease. There is 110 acres enrolled into a conservation easement along with the neighbors to the North East. This ranch has been in the same family since the early 1900's and its founder was a Centennial Cowboy. Historically the ranch was used as summer pasture for cow/calf pairs, but would make excellent yearling country.

There is a small cabin along the Flatwillow creek that can be used as a hunting cabin or weekend getaway spot. The other cabin and shop are located on the south and west side of the BLM and would make a great hunting cabin. It has two bedrooms and one bath, wood stove , fireplace, and deck to overlook the valley.





Recreation

The world-famous Big Snow and Little Snowy Mountains are renowned for world class trophy elk, deer, bear, mountain lion, and turkey hunting, or fishing on the North Fork of Flatwillow, Half Moon Ranch East has it all. From high tree-covered ridges to rolling grasslands to timbered coulees, this ranch has everything an outdoor enthusiast is looking for and is being offered turnkey with an attractive offer. Show up and start enjoying this property on day one of ownership. Located in hunting district 411, the property offers one of the largest elk herds in Montana. Elk herd numbers according to Montana Fish & Game are estimated to be over 10,000 head in the Snowy and Little Snowy Mountain region. The ranch generally harvests an average of two-three 340"-350"+ bulls annually. From chasing elk, deer, and bear in archery and rifle season to spot and stalk hunting or stand hunting, you will find plenty of opportunities to pursue big and small game animals. This exceptional, versatile ranch offers an ideal retreat for adventurous people seeking seclusion, privacy, and the great outdoors.

Agriculture

The vegetation varies from lush, rolling grass hills to stands of timber and aspen to chokecherry-filled draws and cottonwood stream bottoms. The water sources are year-round springs that surface in spots up and down the creek and throughout the mountains. The North Fork Flatwillow Creek itself is an outstanding fishery which is the central feature of the valley, is considered a full time creek and runs year-round.





Region & Climate

The Big and Little Snowy Mountains on average get stronger and more consistent rainfall than surrounding lower elevations, thus providing needed moisture for hay and grazing pasture production. This country generally stays greener throughout the year because of the elevation that range from 5400[?]-5800[?].

Perfectly positioned in the center of Montana, Lewistown is a family-friendly community that combines the ambiance of Montana's natural beauty with the authenticity of our rural western lifestyle.

Lewistown has a true four-season climate, with an abundance of events, activities and recreation to keep you busy no matter what the weather. Easy access to public lands and plentiful rivers, lakes and streams ensure world-class hunting, year-round fishing, and plenty of choices for hiking, mountain biking, horseback riding, cross-country skiing, snowmobiling and more.

A growing healthcare industry is stimulating a demand for jobs in the local medical markets. The surrounding farm and ranch lands provide a rich base for a solid agricultural economy.

History

If you are an avid hunter and appreciate seeing wildlife in its natural setting, or just wanting to find a property to start a legacy ranch, this is the property for you.

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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.

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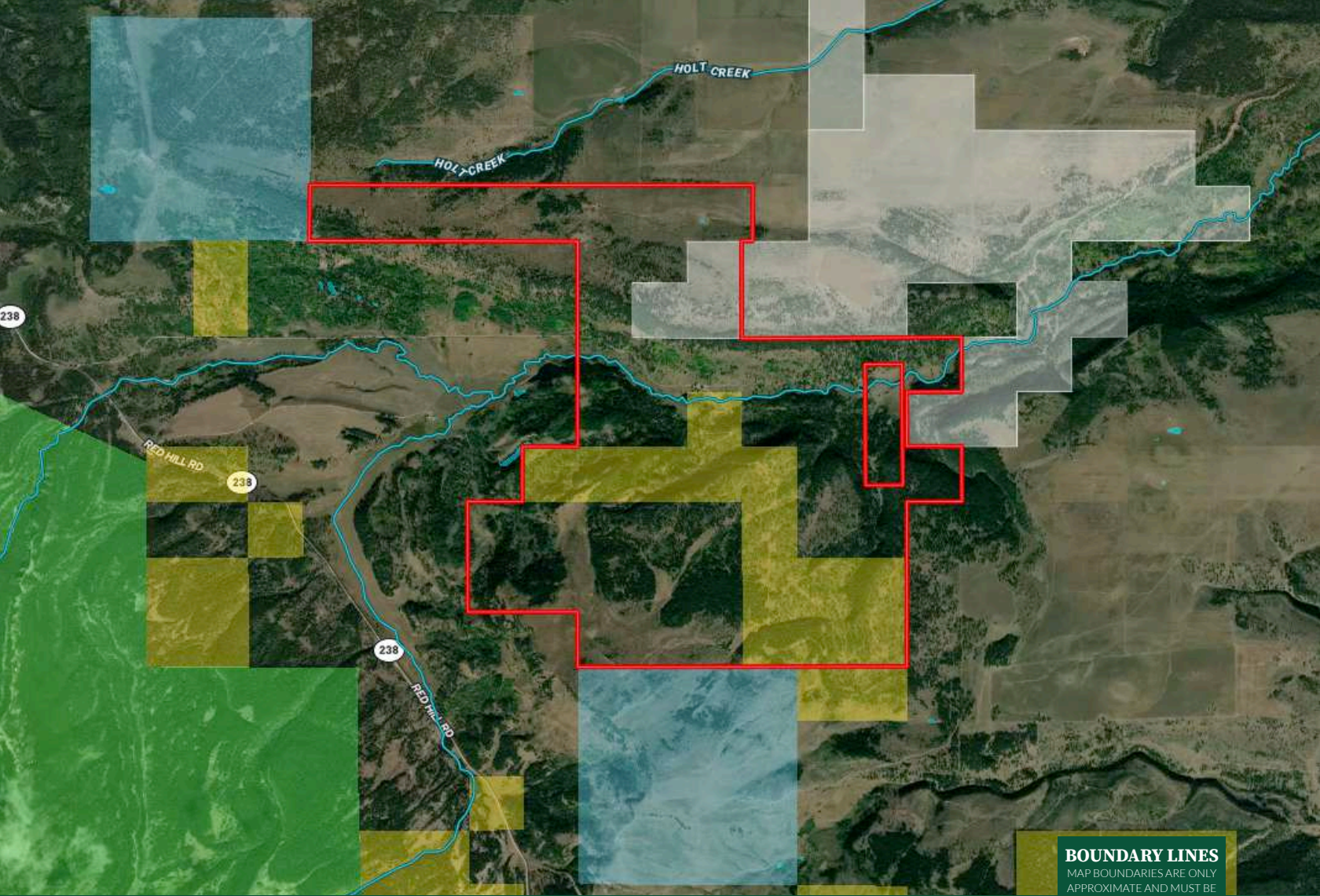


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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 Boundary

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



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