

# Lacounte Farm West Unit

760.00 Acres | Roosevelt County, MT | \$912,000



HAYDEN  OUTDOORS.

# Lacounte Farm West Unit

TOTAL ACRES:

760.00

PRICE:

\$912,000

COUNTY:

Roosevelt County

CLOSEST TOWN:

Bainville, MT

## Activities & Amenities:

Borders Public Lands  
Cattle/Ranch  
Development Potential  
Equestrian/Horse Property  
Farm/Crops/Ag  
Food Plots  
Hiking/Climbing  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Small Game  
Hunting - Turkey  
Hunting - Upland Birds  
Hunting - Waterfowl  
Income Producing  
Natural Spring  
Outbuilding/Barn/Shed/Shop  
Wooded  
State Hunting Unit: HD-640

## Land Details:

Address: TBD , Bainville,  
Montana 59212, USA  
Closest Town: Bainville  
Total Acres: 760.00  
Deeded Acres: 760.00  
Leased Acres: 0.00  
Tillable/Crop/Orchard Acres: 390  
Pasture Acres: 370  
Source of lot size: Assessor/Tax Data

## About This Property

The Lacounte Farm West Unit is removed from the unrelenting fast pace of urban life and is nestled in the rolling hills of northeast Montana's prime upland bird sanctuary. These 760 +/- deeded acres consist of 360 +/- farm ground and 400 pasture and wooded draws. For the outdoor enthusiasts this farm is loaded with upland bird hunting and whitetail deer.

## Improvements

This property features West Shotgun Creek meandering through it, rolling grassy hills, productive cropland, and extraordinary habitat for pheasants, sharp-tail grouse, Hungarian partridge, waterfowl, and both whitetail and mule deer. The property's wildlife prospers due to good nesting and winter cover with food sources located in close proximity to habitat areas.

## Recreation

Lacounte Farm West Unit provides a unique hunting and investment opportunity resulting from several years of careful habitat improvement and wildlife management by the owners, who are devoted to conservation. The west unit adjoins a state section and provides even more recreational opportunities. The convenient location, water resources, wetlands, good agricultural production, and astounding numbers of pheasants, Sharp-tail Grouse, and waterfowl combine to make this property unique in all of Northeastern Montana, and a source of enjoyment and income for the sportsman and investors.





## **Agriculture**

Roosevelt county is renowned for its dryland farming, boasting superior soils and providing exceptional habitat for deer, and upland birds. Throughout many sections of this farm, it features shelter belts adorned with lush vegetation, ensuring wildlife protection through the harsh winters of eastern Montana. The farm ground historically has been planted to wheat, but the area is known for other crops like peas, lintel's, barley, and other pulse crops.

## **General Operations**

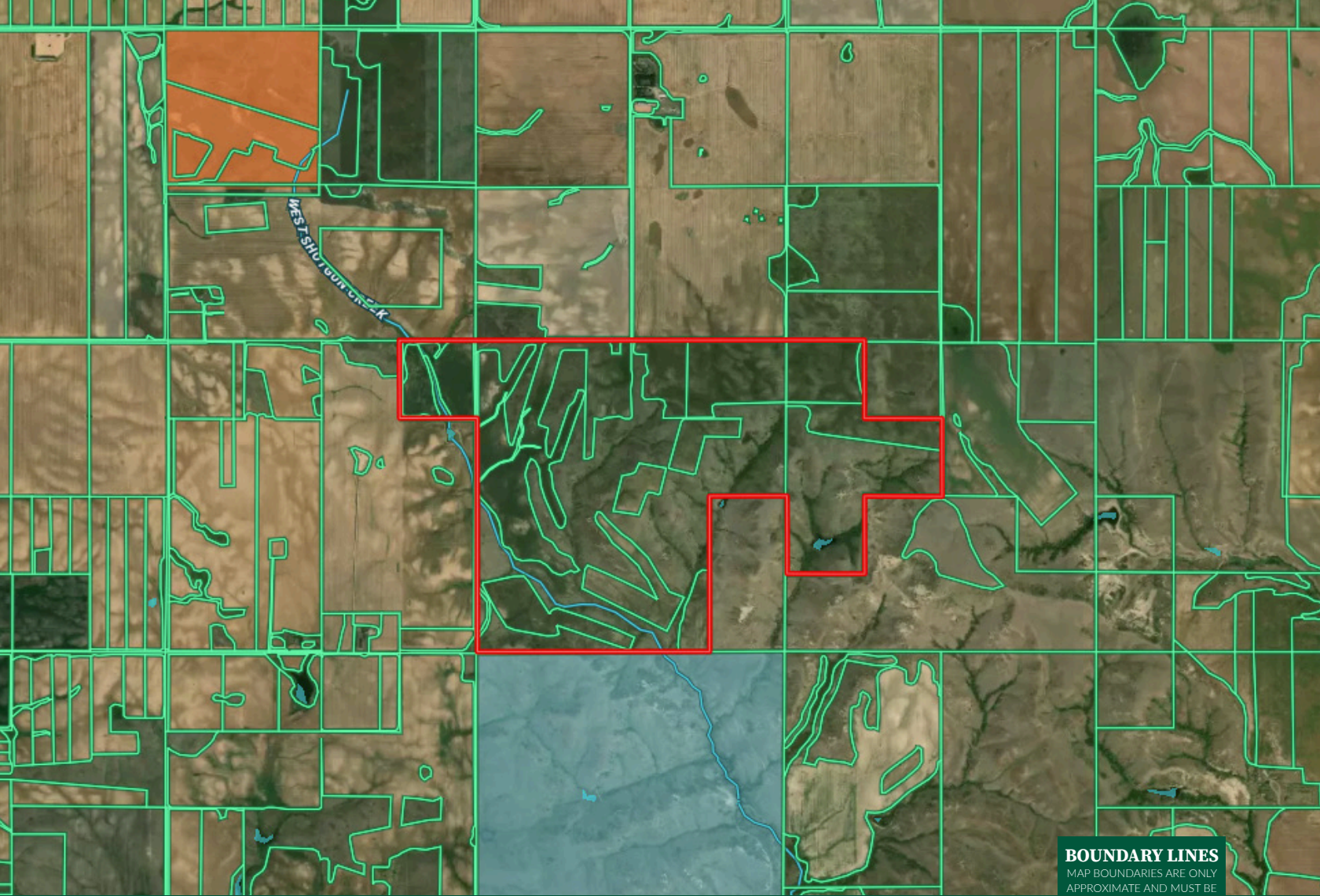
There is no water rights associated with this property and the sellers are keeping the mineral rights. There are three units being offered in this sale. The Lacounte Farm the east unit consists of 640 total acres, with 480 acres of farm ground, and the main unit has 430 total acres with 260 acres of farm ground, or the buyer can purchase the entire 1830 acres with 1100 acres of farm ground. Each unit could be sold separately.

## **Location**

This unit is being offered as a stand along 760 acres or in conjunction with the Lacounte Farm consisting of three parcels. For more information, please contact me or go to [haydenoutdoors.com](http://haydenoutdoors.com) for the listing and maps. The Lacounte Farm is located 10 miles north of Bainville, MT, just an hour to Sidney, MT and about 40 miles to Williston, ND. This farm is being sold in its entirety or can be purchased in three separate units. Check out [haydenoutdoors.com](http://haydenoutdoors.com) for more information on the other units or give me a call to set up a personal tour.

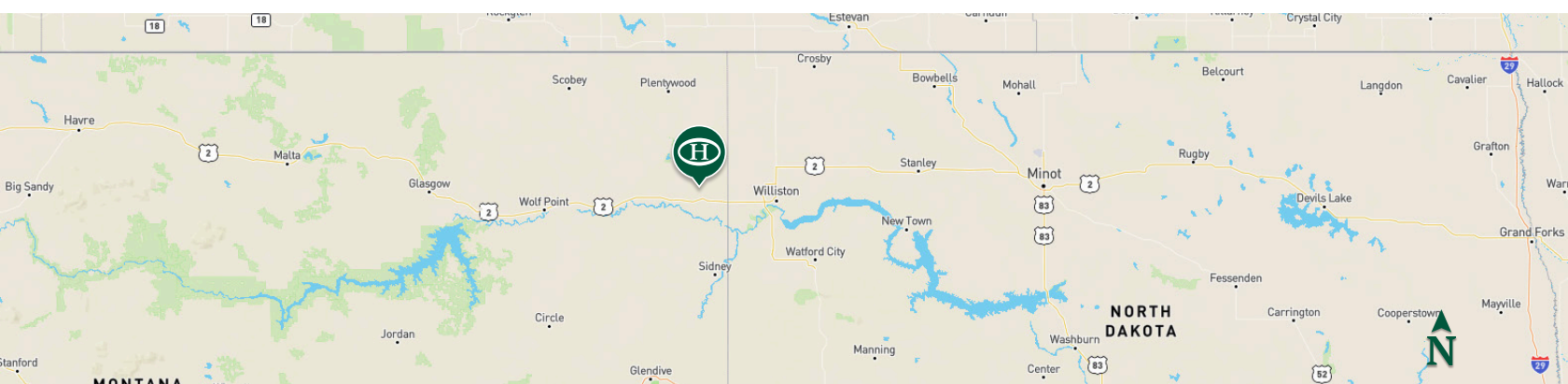
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**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

 Boundary



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