



West White Beaver Creek Pasture & Elk Camp

Big Timber, Montana

3,908 +/- Acres | \$3,800,000

Right at six sections of contiguous deeded ground and located in some of the best summer grass country in the state is the West White Beaver Creek Pasture & Elk Camp. Did I mention elk? There are consistent big bull elk that frequent the land along with a variety of game such as mule deer, antelope, grouse, Hungarian partridge, ducks, and geese.

A neat little cabin with a wood burning stove and a built in loft sits on the property, handy for overnight hunting trips or a nice getaway. This property is located at the 5,000 ft. level which makes the climate a bit more forgiving in the summer months.

The property currently has a wind lease in place with the potential for future expansion of a neighboring wind farm. Inquire for more details on this attribute.

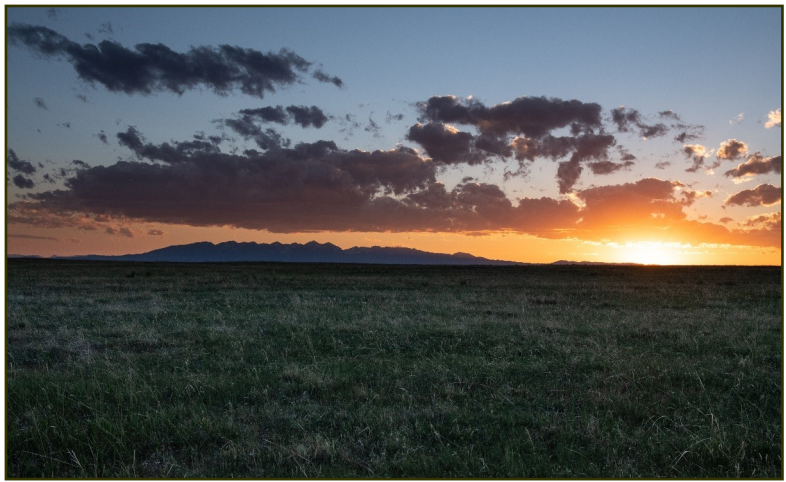
Water can be found on the land varying from ponds and a seasonal creek to wells and developed springs. The current owner utilizes a propane generator, solar, and wind for powering the well pumps. A well maintained county road bisects the property making for great ease of travel from one end to the other.



Offered Exclusively By:
Sonny Todd Real Estate
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Logan Todd
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DESCRIPTION:

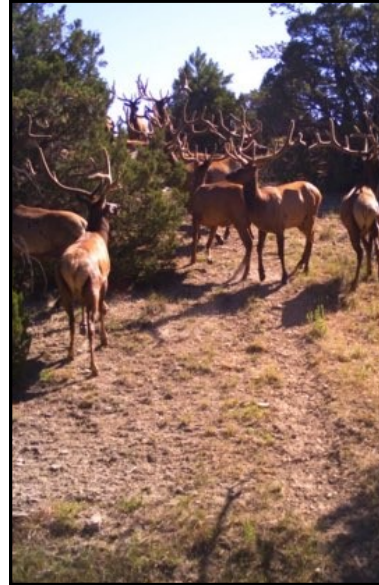
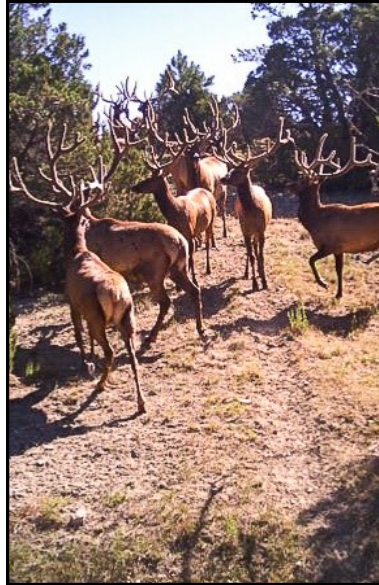
Acreage:

3,908+/- Total Acres
3,868 +/- Deeded Acres
40+/- Acres BLM Lease

Elevation: 5,000'

Taxes: \$1,922

Elk Camp Structure:
1 room cabin off the grid

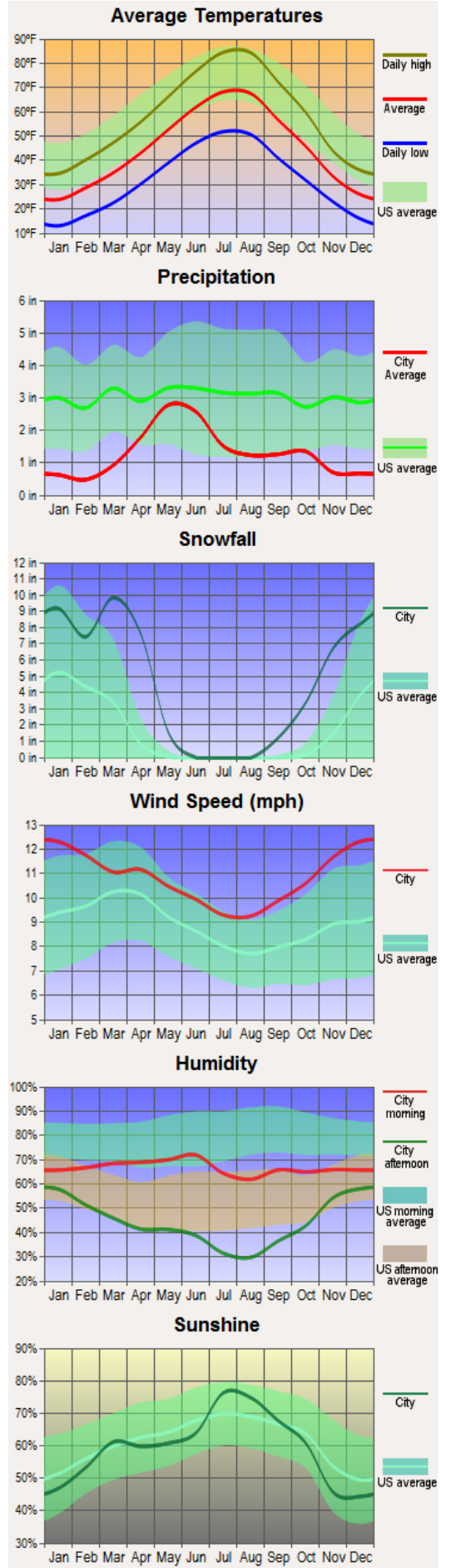


Water & Mineral Rights: Owners will transfer owned mineral rights. All water rights appurtenant to subject property will transfer subject to all decisions of the Montana Water Court Adjudication proceedings.



Average Climate for Big Timber, MT

Based on data obtained from city-data.com





Montana

Grandpa Sonny Todd's Real Estate Editorial

We believe Montana is the “Best Last Place”. Montana plays in our minds that mythological West that all Americans love. It is the home of real legends, with real places and real people. It was a horn of plenty for the Native Americans, with prairies full of fat buffalo and clear mountain streams overflowing with trout and beaver. Montana evolved from the wilderness through the efforts of mountain men, gold miners, sturdy pioneers, as well as through a bloody struggle between competing cultures. Law and order came to the Montana Territory by the gun and hanging tree. It was Vigilante verses Outlaw, and often it was a fine line that separated the two. Montana is the West, home of the Cowboy and Cowponies, and endless horizons.

Montana is the land of snow-capped mountains, pristine wilderness areas, sparkling rivers and streams, and golden wheat fields all under 'The Big Sky.'

Welcome to "*The Best Last Place*", Montana.





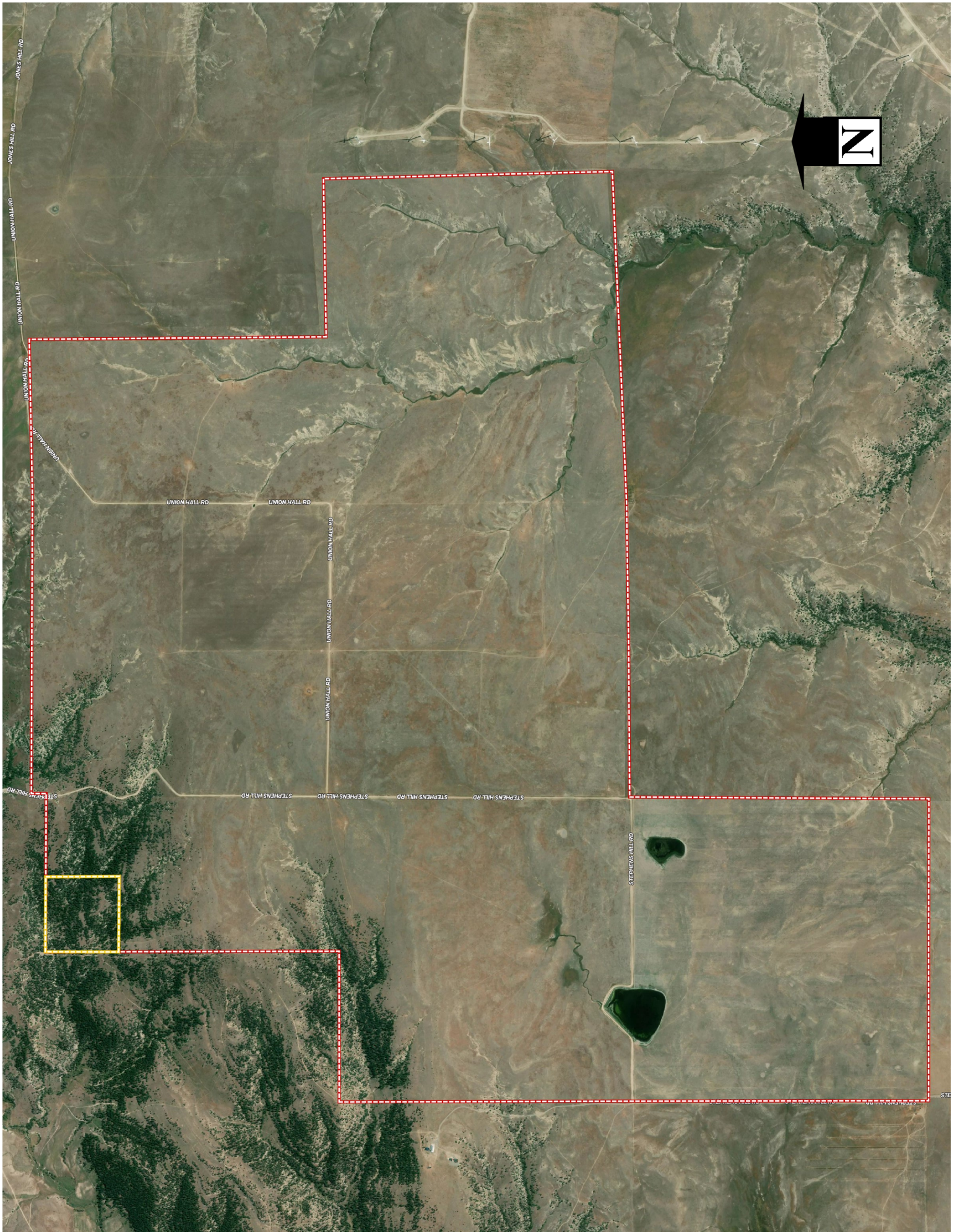
Broker's Note:

“On top of the world” comes to mind as you gaze at an all-encompassing view of the Beartooths and the Crazy Mountains. Not much can obstruct your view from this location of these great mountain ranges. Solid Grass, the current owner summers around 350 pair on the land. The developed water and cross fencing allows for optimal grazing rotation and to keep the wild life friendly areas quiet during parts of the year. The big “what if” on this place is the wind farm potential. Come join us for a tour of the West White Beaver Creek Pasture and Elk Camp in “The Best Last Place”.

PRICE: \$3,800,000

TERMS: Cash

Notice: The data contained herein was obtained from the owner and other sources deemed reliable, but is not guaranteed by agents. Prospective purchasers may be asked to provide a financial reference prior to a showing and are advised to examine the facts to their own satisfaction. This offering is subject to change of price and terms, lease, prior sale or withdrawal from the market, without notice.





This map is for visual aid only and accuracy is not guaranteed

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