



Birch Creek - Prime and Wild Elk Habitat, Meagher County, Montana, 1,314.00 Acres
\$3,385,000

- Agriculture, Big Game, Fishing

Twelve years ago, I was given an opportunity that likely only occurs once in several lifetimes to assemble the ultimate elk hunting & family recreational property, by strategically acquiring & assembling 7 parcels of land that totals 1314 acres. Bordering a large private ranch with very limited public access, a mile bordering a section of isolated State of Montana land & 3 miles of border sharing tens of thousands of acres of US Forest Service lands. These lands include the scenic & wild Mt. Baldy area in the Big Belt Mountains, as well as nearly a mile of scenic & pristine Big Birch Creek falling from spring fed origins above. A privately accessed pack trail originating from this land going into the Mt. Baldy Proposed Wilderness Area featuring high mountain lakes, dramatic mountain peaks & wild land that you likely have not ever experienced. Although there are whitetail & mule deer, black bear, antelope & mountain lion, the elk hunting on this property is unlike anything that any who have hunted there have ever seen. Property may provide residence to over 200 head of elk year round with transient numbers reaching 350 head. Elk habitat on the property is phenomenal, as it provides dark bedding timber, open parks with desirable forage & mountain streams for all seasons, forage in broken timber for stormy feeding, wallows, escapes & scenic rock outcrops. Five & six point bulls are not uncommon & there are opportunities for 350-400 class bulls. Because of large private land ownerships in the Big Belt Mountains, elk numbers are dramatically over Montana FWP goals, in addition to obtaining a general season bull tag (HD 446), you may also put in for high percentage draw of an additional cow tag. Because of the extraordinary & scenic habitat, the Rocky Mountain Elk Foundation & myself were interested in preserving these qualities thus the RMEF Conservation Easement preserves the qualities, while the property may still be configured into 3 parcels with 3 homes & cabins.

- Street Address : Birch Creek Rd
- Lot Size Acres : 1,314.00 Acres
- Postal / Zip Code : 59645
- Dwelling : No
- State / Province : Montana
- County : Meagher
- Closest City : White Sulphur Springs

Home Info

- Elevation : 0

Taxes

Tax Year : 2019

Estimated Taxes per year are \$626.00

S35, T09 N, R04 E, NWSNW; S35, T09 N, R04 E, E2SE4, SW4SE4, S2SE4SW4, SW4SW4, S2NW4SW4; S35, T09 N, R04 E, S2NE, NWSE, NESENW, S2SENW, NESW, N2SESW; S35, T09 N,

Broker Info



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Kevin is the Broker/Owner of Clearwater Montana Properties, Inc. He believes that providing you with knowledge of the land and area is key to guiding you to make the right choices. Born a 5th generation Montanan, his extensive knowledge of Montana enables him to shoot straight with knowledge behind him and to not only present the positives of a property, but the negatives as well. He has extensive knowledge of all aspects of land use and development including hunting, fishing, pond development, water management, tax advantaged conservation easements, wildlife management, habitat development, roads, and ecological concerns as well as an understanding of local politics, all enabling you to realize your goals more quickly. He believes in advancing his real estate education and has obtained his CRB (The Council of Real Estate Brokerage Managers), GRI (Graduate of Realtors Institute), RRS (Resort and Recreational Specialist) designations, as well as extensive real estate brokerage management and supervision. Kevin enjoys elk hunting, fly fishing, downhill skiing, hiking, and basketball.

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