



Nevada Creek Ranch, Powell County, Montana, 3,246.00 Acres

\$6,400,000

- Big Game, Equestrian, Fishing, House

Nevada Creek Ranch is the quintessential Montana mountain valley ranch. This scenic ranch offers 3,246 +/- deeded acres plus 120 acres leased. A fantastic combination of mountain summer grazing and irrigated hay ground supports 200 head. The valley meadow, high mountain scenery, and forever views from high vistas within the ranch are simply breathtaking. The ranch headquarters has the modest but nicely finished ranch house, the log constructed Hall homestead is refinished for the guest quarters as well as a larger unfinished home, plus equipment shop, and sheds. There is also an unfinished log home high on the mountain to the north to be finished for guests or rental income. Located less than one hour from either Missoula or Helena, Nevada Creek Ranch is situated in easily accessible scenery and privacy in the ranching community of Helmville. There is extensive water and water rights Nevada Creek, Chicken Creek, Deer Creek, and Hall Creek all run through the property as well as several natural springs and ponds. There is about 300 acres of irrigated hay ground with good production, many stands of aspens, scenic mountain streams, open mountain meadows, sage, and pine forests. The ranch is blocked up nicely and shares three miles of border against the Nevada Lake Wildlife Management Area that provides seclusion and security for wintering elk and deer herds and it shares well over four miles of border against the Lewis and Clark National Forest with over 100,000 acres of forest land. The Nevada Creek Ranch has resident elk and trophy class whitetail deer as well as access to extensive public lands. This recreational ranch will provide all of the recreation, ATV/ UTV riding, snowmobiling beyond your dreams plus the lifestyle opportunity to operate this family ranch or just simply leasing out the ranching operations for income.

- Street Address : 1270 Nevada Creek Ranch
- Lot Size Acres : 3,246.00 Acres
- Postal / Zip Code : 59843
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 0000401105
- County : Powell
- Closest City : Helmville

Taxes

Tax Year : 2020

Estimated Taxes per year are \$8,036.00

Broker Info



Kevin Wetherell

Clearwater Properties

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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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