

**Sportman's Paradise 20**  
30 Pond Road  
Cameron, MT 59720

**\$180,000**  
20± Acres  
Madison County



**Sportman's Paradise 20**  
**Cameron, MT / Madison County**

**SUMMARY**

**Address**

30 Pond Road

**City, State Zip**

Cameron, MT 59720

**County**

Madison County

**Type**

Hunting Land, Lot

**Latitude / Longitude**

44.8017 / -111.47551

**Acreage**

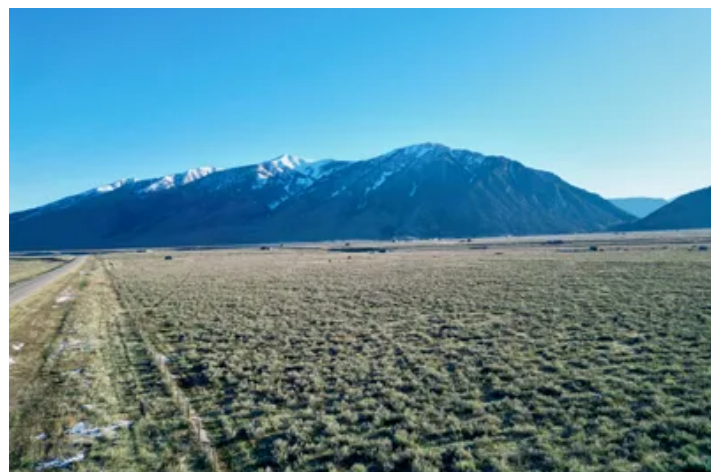
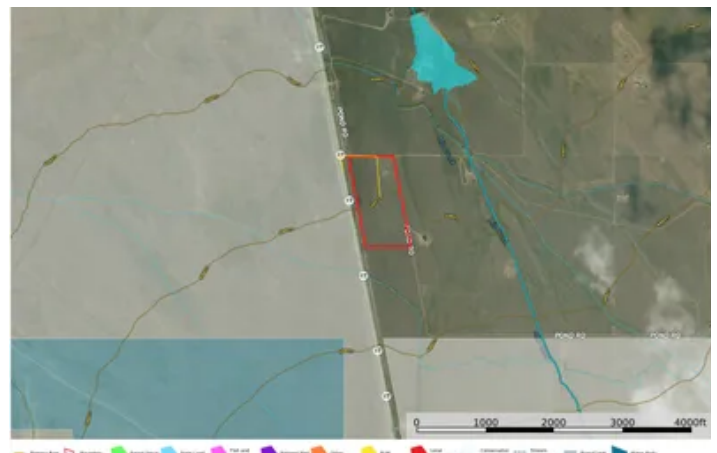
20

**Price**

\$180,000

**Property Website**

<https://greatplainslandcompany.com/detail/sportman-s-paradise-20-madison-montana/80083/>



## **PROPERTY DESCRIPTION**

### **Endless Views & Recreation Along Highway 87 – Your Montana Retreat Awaits**

Situated just off Highway 87, this exceptional property offers the perfect backdrop for your dream home or recreational escape. With year-round access, nearby electricity and fiberoptic internet, and a location atop a aquifer, it's well-positioned and ready for development.

The property enjoys direct highway frontage and is surrounded by millions of **acres of public land**, nestled between the Gallatin and Beaverhead National Forests. No matter where you build, you'll be greeted with panoramic views of the **Madison and Gravelly Mountain Ranges**, and sweeping vistas that stretch in every direction. You'll find multiple points of access to public lands for hunting and recreation with **Sheep Creek and Mile Creek Trailheads** a few minutes away.

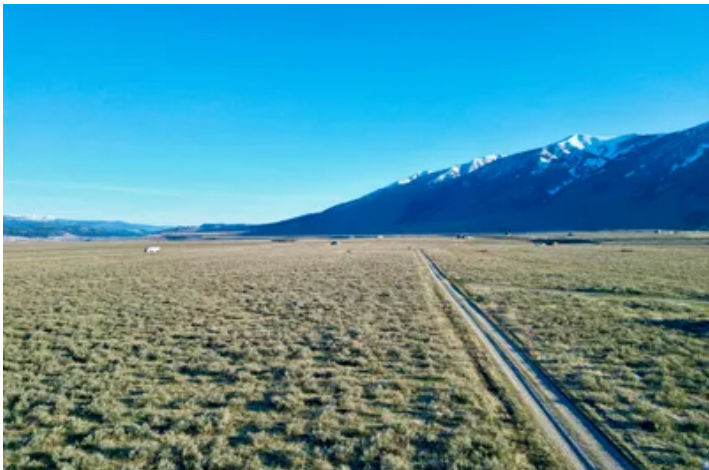
This is a true haven for hunters, anglers, and outdoor enthusiasts. Situated in **Game Management Unit 361**, the area is rich with wildlife, including **elk, antelope, deer, bear, bighorn**, and a variety of **birds and raptors** throughout the year.

Water is abundant in the region, and **world-class fishing** is just a short drive away on the **legendary Madison River**. Teeming with **wild rainbow and brown trout**, providing an exciting and technical fishing experience.

Spend your weekends exploring the **turquoise waters of Cliff and Wade Lakes**, the mysterious **Quake Lake**, or the expansive **Hebgen and Henry's Lake** as you head toward the **West Yellowstone entrance** and the gateway to **Yellowstone National Park**.

Whether you're looking for a quiet place to retreat, or a basecamp for endless adventure, this property is your ticket to experiencing all that Montana has to offer—season after season.



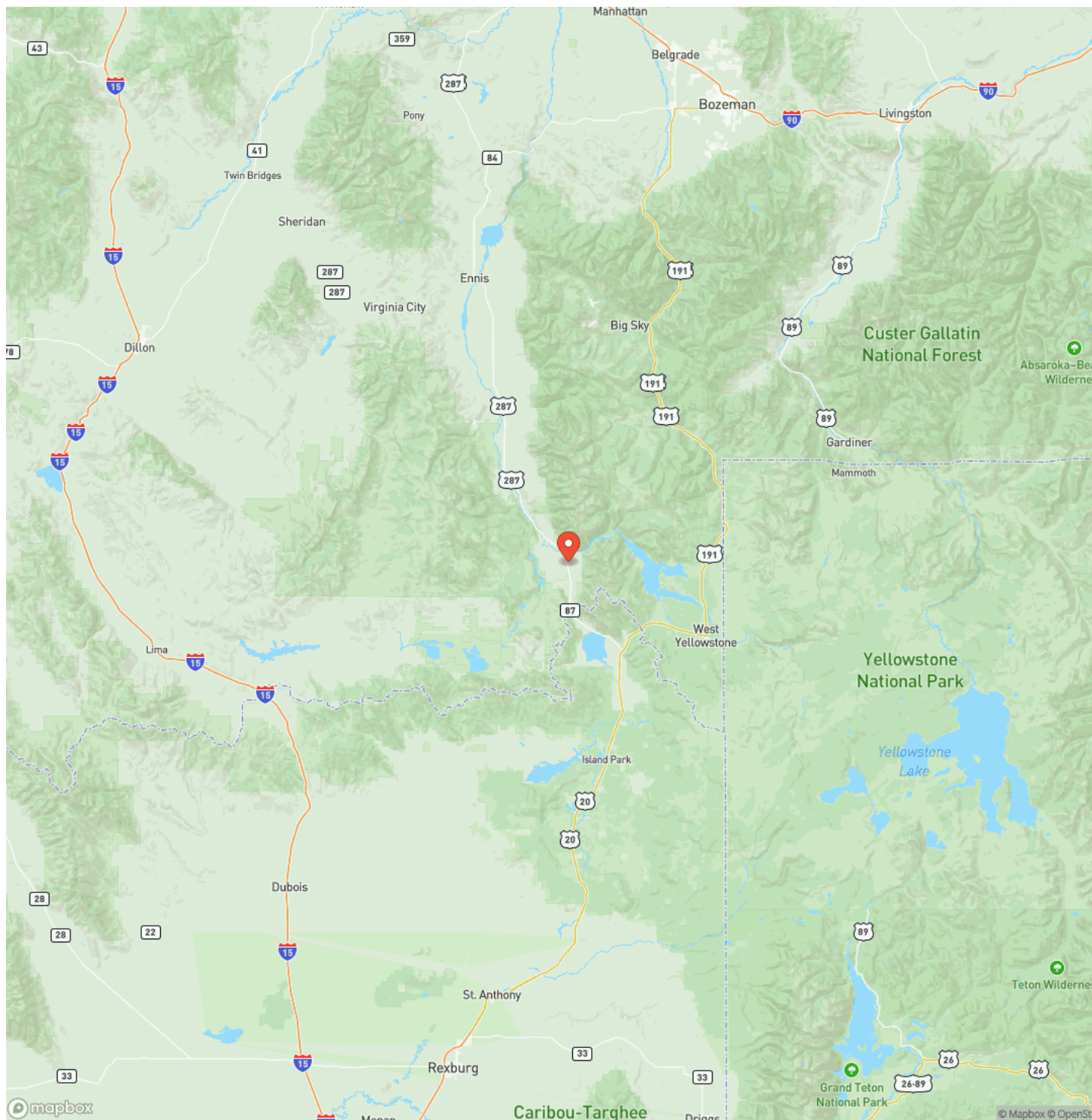


# Locator Map

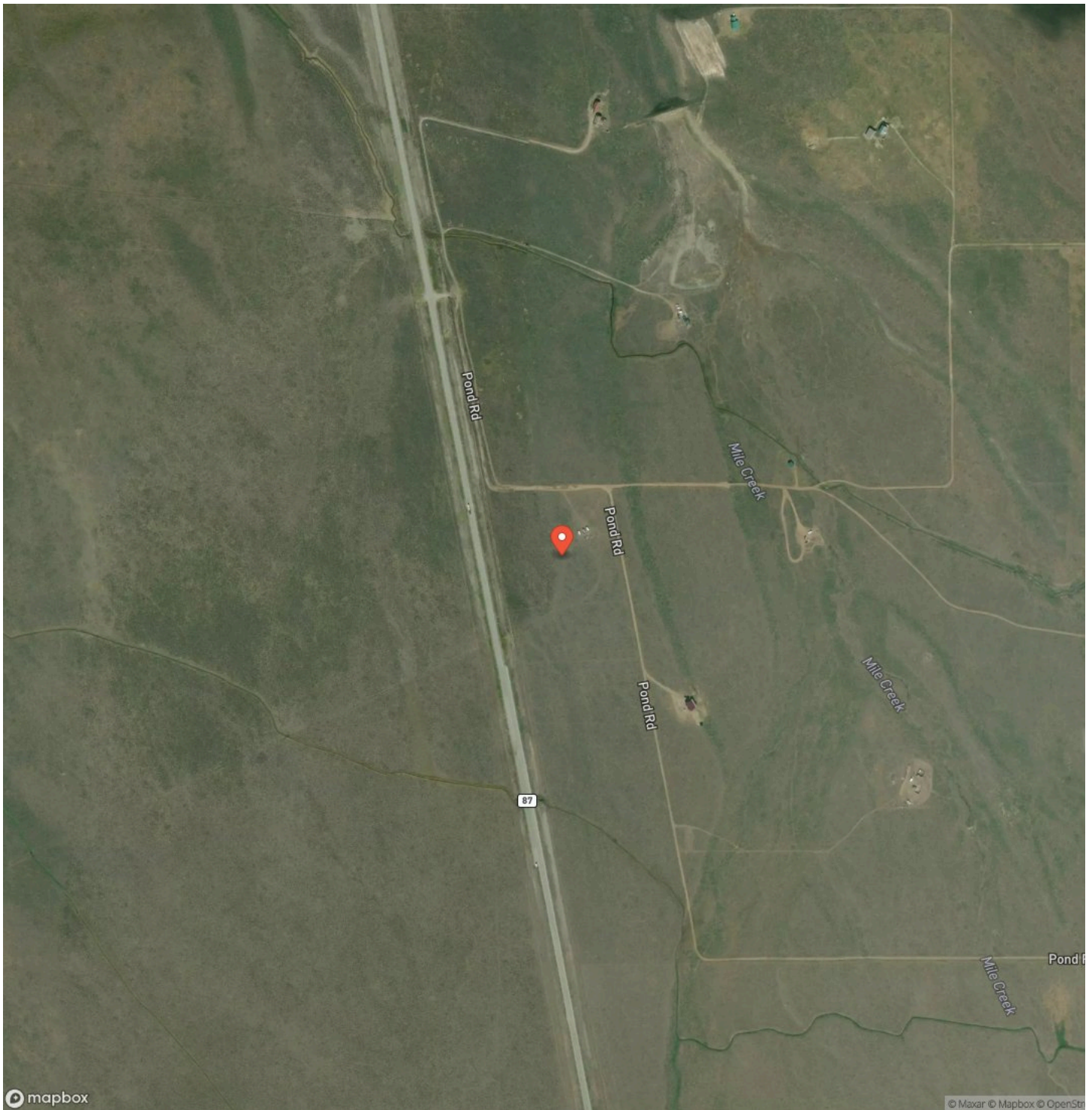




## Locator Map



## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Rob Silk

## Mobile

(406) 920-8820

## Email

rob@greatplains.land

### Address

3360 Winterthur Avenue

## City / State / Zip

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal black lines across its entire width, typical of notebook or primary writing paper. The background is a solid off-white color. There are no margins, text, or other markings present.



**MORE INFO ONLINE:**  
**greatplainslandcompany.com**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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