

Bull Pine Ranch

TBD Dunn Ridge Rd, Winnett, MT

\$295,000



Presented Exclusively by
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EXCLUSIVE PARTNER OF
 **LANDLEADER**



Property Information

Acres: 240

Taxes: \$191.00 (2018)

Legal: S21, T18 N, R27 E, W2NE; SENE; N2SE; SESE

Water: There is a newer 260' dug well with 7-8 GPM

Dwellings Included: Dry two room cabin, fully furnished mobile trailer, and a 1985 travel trailer and carport

Leases: Cattle grazing is allowed every 3rd year

Hunting District: 410 Missouri River Breaks

Executive Summary:

Imagine owning your own piece of Montana property that has changed little from the historic voyage of Lewis and Clark through the time when outlaws, cowboys, and settlers walked this land. This property is located in Petroleum County within the magnificent Charles M. Russell National Wildlife Refuge. In June, July and August this expansive vibrant land comes alive. The brilliant colors of wildflowers burst into bloom and a chorus of birds sing from every direction. This spectacular area bursts with activity during the short breeding season. This 240 acre prime piece of property is an elk hunter's dream come true.

Two cozy cabins provide plenty of sleeping capacity. These cabins are wonderfully situated nestled near trees where the wildlife roam wild and free. These cabins are perfect for a true rustic western hunting experience. A newly drilled well supplies plenty of water.

Hunting

This property boasts exceptional elk hunting opportunities for the outdoor enthusiast. Quality elk habitats have many common denominators and this property is no exception. This ranch provides the ideal environment for 'elk country' with rugged terrain and plentiful protection. The elk hunter will not be disappointed with this prime piece of property where elk flourish, providing that the basic requirements of food and water are present. The vastness of the forested coulees, sagebrush steppes and the lush prairie intricately woven together provide a vital habitat offering both solitude and an escape.



The information is provided by outside sources and deemed reliable but not guaranteed by the brokerage firm, its agents or representatives. Buyers and their agents are encouraged to conduct due diligence, and verify to their satisfaction, the information contained herein regarding property.

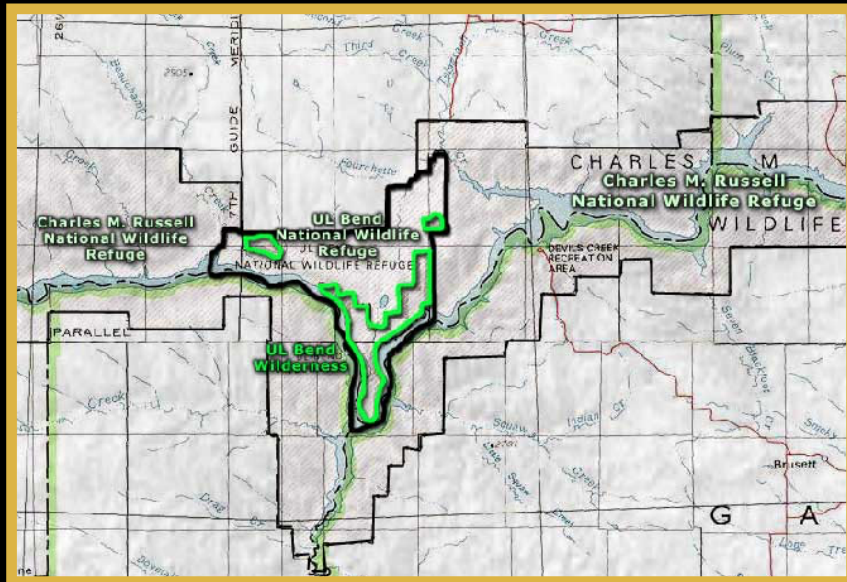
Recreation/Habitat

Fishing

Fort Peck Reservoir, known for its world class fishing, is only approximately 30 miles away from this exceptional property. The reservoir is known for its world-class fishing, providing the enthusiastic angler more than 50 species of fresh water favorites including Walleye, Northern Pike, Paddlefish, Sauger, Lake Trout, Small Mouth Bass, and Chinook Salmon.

Charles M. Russell National Wildlife Refuge extends 125 airline miles up the Missouri River from Fort Peck Dam in north-central Montana, the Charles M. Russell National Wildlife Refuge contains approximately 1,100,000 acres, including the 245,000-acre Fort Peck Reservoir. The Refuge includes native prairies, forested coulees, river bottoms, and badlands so often portrayed in the paintings of Charlie Russell, the colorful western artist for whom the refuge is named.

The primary big game species found on the refuge include Rocky Mountain elk, mule deer, white-tailed deer, pronghorn, Rocky Mountain bighorn sheep, and mountain lion. When the Fort Peck Game Range was established in 1936, elk, bighorn sheep and mountain lions were absent, mule deer populations were low and pronghorn were quite scarce. Through the years, reduced big game harvest, reintroductions and management with a wildlife emphasis has resulted in the relatively abundant big game resources present today.



More than 250 species of birds have been documented on the refuge. The unique combination of native prairies, sagebrush shrublands, forested coulees, pine-juniper woodlands, riparian areas and river bottoms, and badlands makes the refuge a haven for migrant and breeding birds. The refuge is also extremely important for year-round residents such as sharp-tailed and sage-grouse.

Neotropical migratory birds use the refuge as nesting habitat but also as a stopover area during spring and fall migrations while heading north and south of the refuge. Other bird groups found on the refuge include colonial-nesting birds, waterfowl, raptors, and owls.

Together, Charles M. Russell National Wildlife Refuge and UL Bend National Wildlife Refuge encompass an area of 1.1 million acres that span about 125 air miles along the Missouri River, from the Fort Peck Dam west to the boundary with the Upper Missouri River Breaks National Monument. Located within the boundary of CMR Refuge, UL Bend is, in essence, a refuge within a refuge. The Service manages these refuges as one.

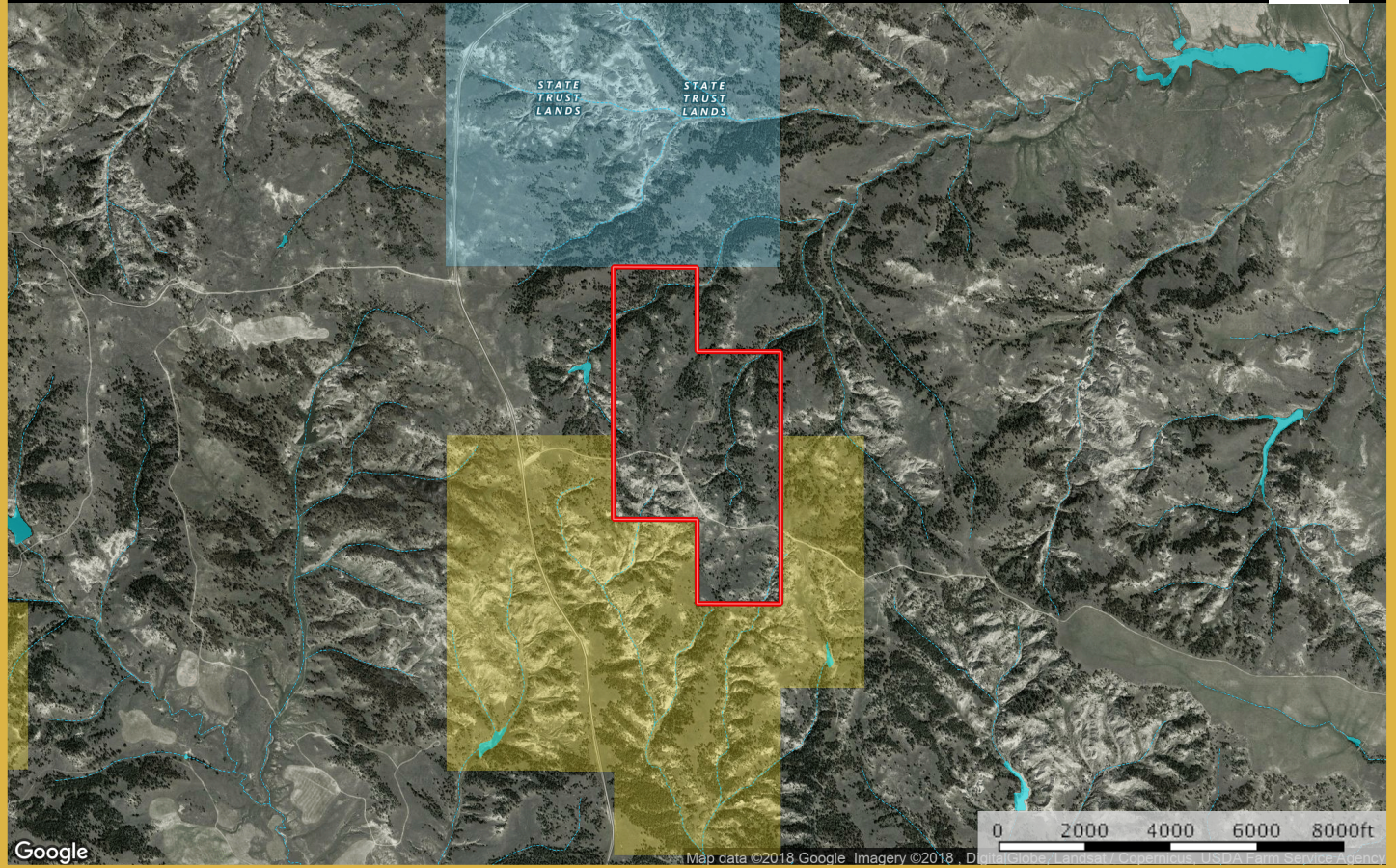
Given the size and remoteness of CMR, the area has changed very little from the historic voyage of the Lewis and Clark expedition, through the era of outlaws and homesteaders, to the present time. Elk, mule deer, pronghorn, bighorn sheep, sage and sharp-tailed grouse, and bald eagles make the Refuge home. Visitors will find spectacular examples of native prairie, forested coulees, river bottoms, and "breaks" badlands so often portrayed in the paintings of the colorful artist for whom this Refuge is named.

Hunting and fishing opportunities abound on Charles M. Russell NWR. Boating is popular on the Missouri River and Fort Peck Reservoir. Several state parks and recreational areas have been developed within the Refuge and excellent wildlife viewing and photography opportunities are found throughout the Refuge. Each fall, hundreds of elk congregate in the Slippery Ann Wildlife Viewing Area, creating a spectacle not to be missed. Camping, hiking and horseback riding are permitted.

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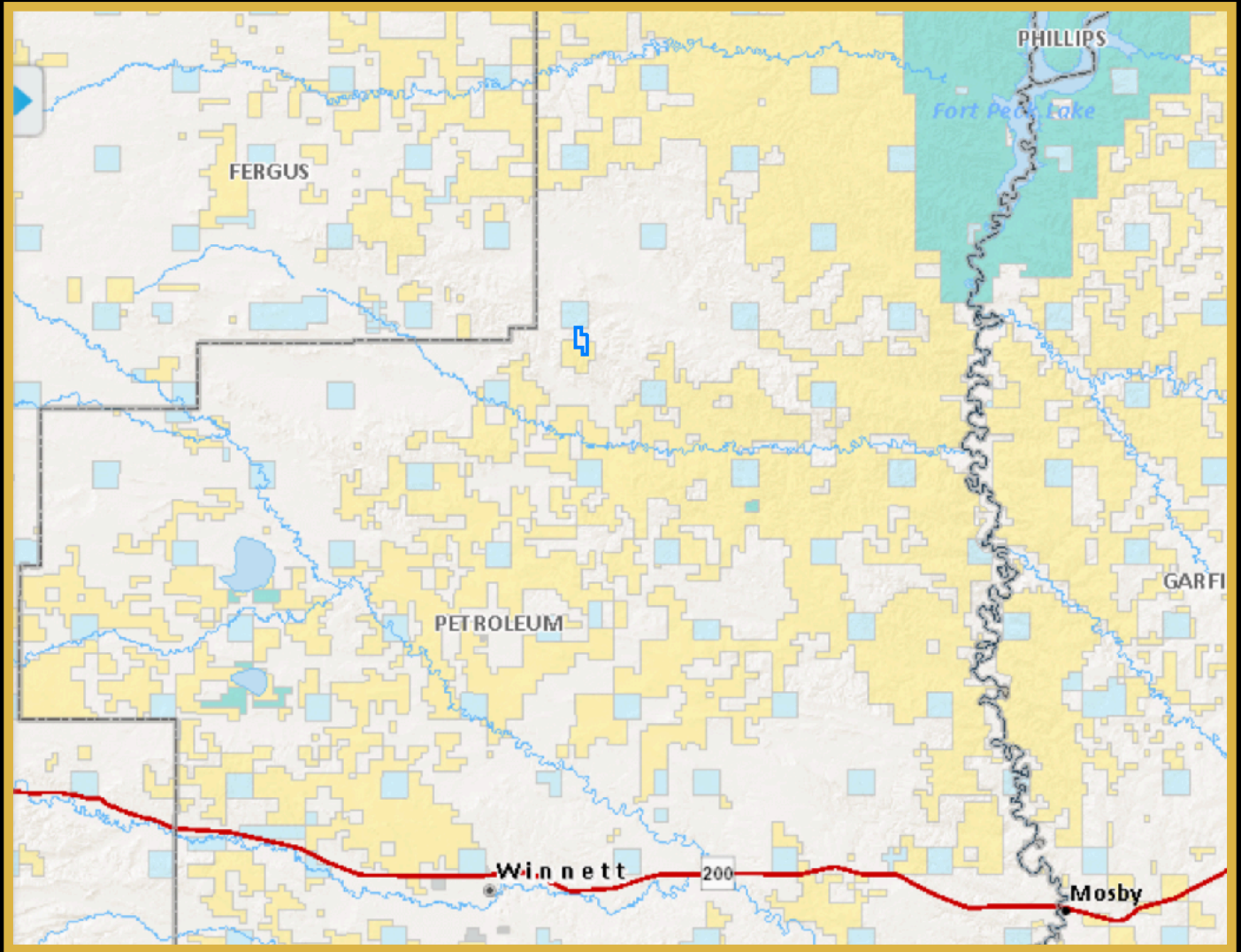
Bergman

Petroleum County, Montana, 240 AC +/-



The 240 deeded acre property borders Montana State land on the north boundary and Montana Block Management on the west, east and south boundaries of the property creating thousands of additional acreage of phenomenal recreational opportunities.

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Property is located approximately 32 miles southwest of Crooked Creek Marina at Fort Peck Lake and approximately 23 miles north of Winnett, MT.

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