

Nelson Property

Jefferson City, Montana

Jefferson County



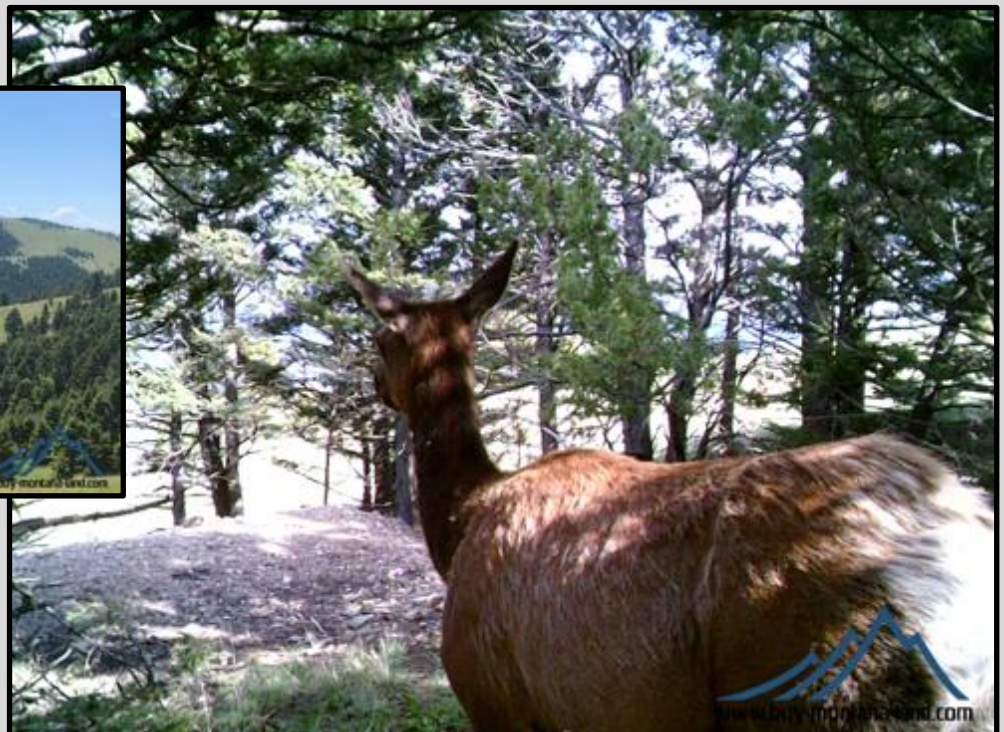
6.2 Acres For \$149,900

Jefferson City, Montana, Jefferson County

This Montana property borders public land (Bureau of Land Management or BLM) on a private gated road with amazing mountain views, a cabin site, and elk and deer.



This 6.2 acres borders BLM land on two sides which gives you more land you can hunt, hike, and enjoy right out your back door. There's elk and deer that frequent the property at times so owning this property and the additional BLM land gives you all the more opportunity to see and hunt them if you'd like. The BLM land the property borders also border a large ranch to the north that has wide open spaces, and the ranch has been in Montana's Block Management program for even more hunting right out your back door.





You're up near the top of the mountain where the views are amazing. You're looking down on the valleys below and the Elkhorn Mountains beyond that. You'll want to point that picture window of your cabin out toward those views and then set up the spotting scope and watch the elk and deer on all the parks and meadows you can see from the property. It's breathtaking for sure. There's already a road right to a gentle ridge and saddle to build or camp on. So it's ready to use as soon as you buy. This kind of property with all these qualities in this kind of setting is very difficult to find. And it has no covenants or restrictions that go with the land.





There's a healthy herd of elk in the area as you'll see when you're there, and there's elk sign and trails to prove it as well. The property is in Hunting District 335 where there's general over-the-counter deer and elk tags as well as a second elk tag that can be drawn since there are so many elk in the hunting district. So there's lots of opportunity year after year. And you're just across the highway from the fabled Hunting District 380 in the Elkhorn Mountains with its limited elk permits and huge bulls. These elk cross the highway too which might put them right in your back yard where you can be ready to hunt the big ones.



The property is about 2 miles on a private gated road with deeded easements. From there it's about 2½ miles of gravel county road and 1½ miles of paved county road to Jefferson City and Interstate 15. From there it's an easy commute to Helena, Montana which is only about 20 miles from the property. Helena is the capitol city of Montana with its university, airport, and all the amenities located near the center of Montana. Power is about 4 miles away, so this is an off-the-grid property with phone and Northwestern Energy natural gas line about 2 miles away back down at the county road.



To find out more about this rare find, call the owner any time at 406-461-6779, and see how easy it is to purchase this great Montana property.