

BULL MOUNTAIN ELK RANCH



Offered by

FENTON ENTERPRISES

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Location: The ranch is located on the east edge of the Bull Mountains 20 miles north of Custer, Montana, and only 48 miles from Billings, Montana's largest city. Billings is a great business hub for the northwest part of the U. S.

Hunting: The ranch offers some of the finest elk hunting in Montana. The mixture of hay fields, grain fields, timber, and grass meadows make a perfect wildlife habitat. There is a huge population of elk, deer, antelope, turkeys, upland birds and water fowl.

Acreage: The property includes 4,516 acres of deeded land plus 640 acres of State lease and 960 acres of BLM lease. At this time, the owner has an additional 13,000 acres of private lease; however, there is no guarantee that all or any of the private lease will go with a sale.

Water: The average rainfall in this area is 12 to 14 inches annually. The ranch is watered with 3 wells, 4 miles of pipeline, numerous springs and 4 miles of intermittent creek.

Improvements: The improvements are modest with an older home, a mobile home, corrals, shop and some outbuildings.

Taxes: Approximately \$4,442 annually.

Price: \$7,900,000.

NOTE: Information contained herein has been obtained from sources deemed reliable but cannot be guaranteed. Prospective buyers are advised to verify all information to their own satisfaction.

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