



# O'CONNELL RANCH

**2687 Airport Road  
Helena, MT**

Offered By:

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**[www.MONTANA-RANCHES.com](http://www.MONTANA-RANCHES.com)**

**The O'Connell Ranch is located on Lyons Creek just south of Wolf Creek, Montana and consists of 4,154 deeded acres and 3,830 acres of Montana State leased lands. It is the headwaters of Lyons Creek which has exceptional fishing for Brookies and Cut Throats, has a creek on Bear Gulch and springs too numerous to mention. Property has Pine and Fir trees. The ranch is in the mountains with Mitchell Mountain (7,031 ft. in elevation) on the south boundary and Rogers Mountain (6,921 ft. in elevation) is the north boundary, The south fork of the Lyons Creek drainage is a main elk calving ground for area 339 and the whole Lyons Creek drainage is a "critical security area for all big game in the western 2/3rds of hunting district 339 and southern portion of 423", quoted from the Montana Fish and Game. The ranch is home to not only elk, but mule deer, black bear, upland game birds, moose, wolves and an occasional grizzly bear.**



The ranch has a Fish and Game conservation easement. Basically it allows hunters to hunt the 2 ranches from Sept. 1st through Nov. 30th. They can only drive on 1 road, cannot camp, no fires, and can use horses. However you as the owner can, of course use all the roads and this ranch has quite a network of logging roads that are excellent 4-wheel riding, miles of roads available to only the owners. A map of the hunter's road is included for you to view. The gate on Lyons Creek road is locked the rest of the year. The easement does allow for mining and hydrocarbon exploration, logging. The only thing it does prohibit is subdividing the land, although each ranch is allowed 2 - 5 acres home sites. No restrictions on size or numbers of outbuildings. The easement also allows the rebuilding of any structures that are not for habitation. All in all, it is not too restrictive and thus could be put into a stricter easement. Fishing is not mentioned in the easement and Lyons creek is whirling disease free. There are lots of places to build ponds, etc.

If you are looking for a very large easy to maintain property this could be it. Also if you want a piece of property in Western Montana to put into a stricter conservation easement, this could be it. As can be seen on the maps, ranch and the lease land fit very well together to make up a fairly square piece of property. If you want an in depth look plan on 2 days, it is that big. The pictures in this brochure cannot even show the beauty of this ranch, you must see for yourself.

4,154 Deeded Acres	3,830 Acres State Lease
\$3,343,200	











