



NORTH FORK HOMESTEAD RANCH

\$3,415,000



JOHNNY'S GULCH RD, TOSTEN, MT

- 6,188+/- ACRES, 2,919 DEEDED AND 3,269 LEASED
- SPRINGS, CREEKS, AND WATER DEVELOPMENTS
- 50% MINERAL RIGHTS
- ADJACENT TO BUREAU OF LAND MANAGEMENT LAND

*FOR MORE INFORMATION PLEASE CONTACT CLEARWATER MONTANA PROPERTIES
AND REFER TO CMP #2-279892H*



PRESENTED EXCLUSIVELY BY: CLEARWATER MONTANA PROPERTIES, INC.
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LOCATED IN THE FOOTHILLS OF THE ELKHORN MOUNTAINS, THE NORTH FORK HOMESTEAD RANCH FEATURES NEARLY 6,200 ACRES (2,919 DEEDED) WITH DIVERSE USES. VARIED PASTURES, SPRINGS AND WATER DEVELOPMENTS. ROLLING MOUNTAINS AND SCATTERED TIMBER FEATURES HARBOR FANTASTIC ELK, DEER AND BIRD HUNTING OPPORTUNITIES.

ADDITIONAL PROPERTY INFORMATION

**ACRES: 2,919+/- DEEDED
3,269+/- LEASED**

TAX SUID: 1300046

**LEGAL: PORTIONS OF SEC 17, 18, 19, 20, 22,
AND 27 IN T05N, R01W**

GEOCODE: 43129703103010000

WATER: SPRING

MINERAL RIGHTS: 50%

PRIMARY LAND USE : HUNTING

PERSONAL PROPERTY INCLUDED: NONE

