



FIELD'S SPRING RANCH

\$ 799,000



NORTH FORK LONE MTN RD, TOSTON, MT

- **534 +/- DEEDED ACRES**
- **WATER RIGHTS**
- **50% OF MINERAL RIGHTS CONVEY**
- **ADJACENT TO BLM LAND**
- **UNIQUE FEATURES: REMNANTS OF ORIGINAL HOMESTEAD, WILDLIFE GRAZING LAND, BEAUTIFUL VIEWS, STREAM ACCESS, PERFECT FOR LIVESTOCK**

FOR MORE INFORMATION PLEASE CONTACT KEVIN WETHERELL AND REFER TO CMP#2-279891H



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FIELD'S SPRINGS RANCH STILL HAS THE REMNANTS OF A HISTORIC HOMESTEAD. A SPRING ORIGINATES ON THE PROPERTY AND IS PIPED FOR LIVESTOCK WATER. LAND IS PERFECT FOR GRAZING. LARGE ELK SHEDS HAVE BEEN FOUND ON THE RANCH YEAR AFTER YEAR, AS IT IS WINTER PASTURE TO MANY LARGE GAME. RANCH IS ADJACENT TO HUNDREDS OF ACRES OF BLM LAND.

ADDITIONAL PROPERTY INFORMATION

ACRES: 534+/-

TAX SUID: 1300008

LEGAL: LENGTH CLA, S6, T4N, R1W AND S1, T4N, R2W

GEOCODE: 43129706301010000

ROAD/ACCESS: COUNTY ROAD

WATER: STREAM/ WATER RIGHTS

PRIMARY LAND USE: HUNTING

MINERAL RIGHTS: 50%

PERSONAL PROPERTY INCLUDED: NONE

