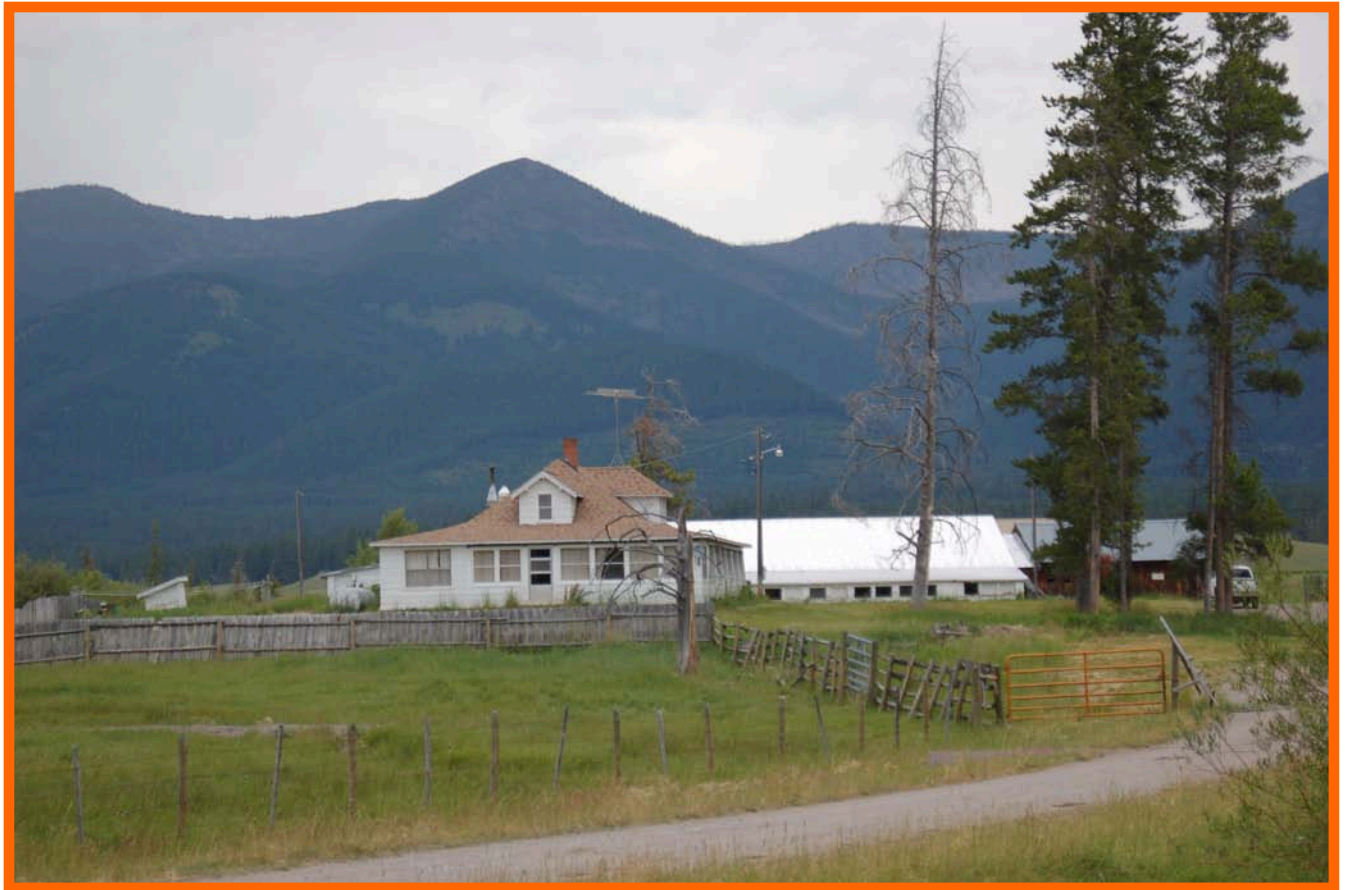


# LINCOLN RANCH



*Offered by*  
**FENTON ENTERPRISES**  
Ward Fenton, Broker  
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Danny Fraser 406-373-5140

## LINCOLN RANCH

The Lincoln Ranch is a very unique property that is located in the heart of Montana's most beautiful mountains. It is only 2 miles from Lincoln, MT and joins the famous Bob Marshall Wilderness area on one side. The ranch is approximately 100 miles from Great Falls, 70 miles from Missoula, and about 80 miles from Helena, all with major airports, shopping centers, hospitals, and other services. The little town of Lincoln has all the necessities – restaurants, banks, convenience center, motels and excellent schools K-12.

**Acreage:** Deeded acres 1,598  
State of Montana lease 2,620  
Total acres 4,218 plus a forest permit to graze 150 AU for about 3 months.

**Land Use:** The ranch has been operated as a cow/calf operation, normally running about 200 head of Angus cows. The nice meadows along Beaver Creek are used to raise hay to winter the cattle; the balance of the land is used for grazing. These large meadows that lie along the creeks and waterways are surrounded by timber and mountains that go directly back to the Scapegoat Wilderness area and the Bob Marshall Wilderness area, one of the most primitive areas in the United States.

**Improvements:** The buildings are very functional; however, most of them are 40 to 100 years old. The main dwelling is a unique style with large open porches, constructed in the late 1800's. In addition, there are extensive sheds, corrals and garages for machinery.

**Timber:** There is an estimated 2 million board feet of timber on the property.

**Recreation, Wildlife & Fishing:** The ranch is a wildlife haven. It is home to many species of wildlife such as elk, deer, bears, mountain lions, water fowl and more. Large herds of elk winter on the ranch. Beaver Creek is a good-sized trout stream which offers excellent fishing. The recreational opportunities are unlimited and include cross-country skiing, snowmobiling, camping, hiking and horseback riding.

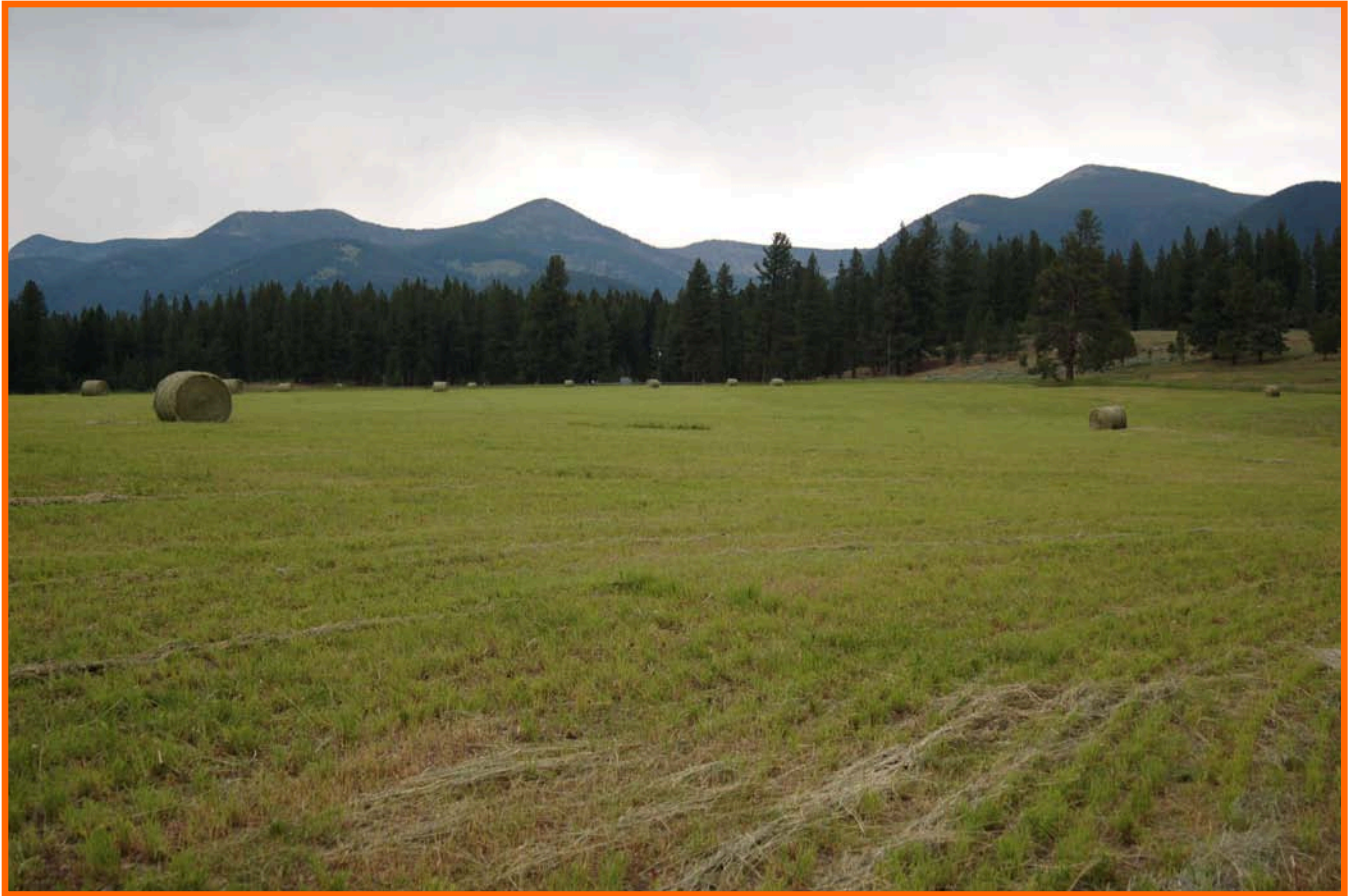
**Easement:** The owners have granted a conservation easement to the US Fish & Wildlife Service on the deeded portion of the land which prohibits subdividing and protects the wetland. A copy of the easement can be supplied upon request.

**Taxes:** \$5800 annually.

**State Lease:** Approximately \$4000 cost per year.

**Price:** \$6,000,000.

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.





112°48.000' W 112°46.000' W 112°44.000' W 112°42.000' W 112°40.000' W WGS84 112°37.000' W

