



# Snow Creek Ranch

Offered By:

**Bill Bahny, Broker**

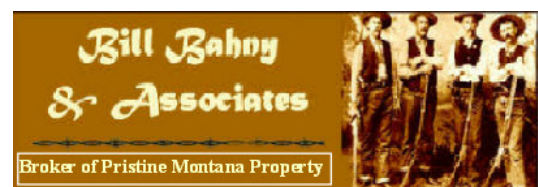


**2687 Airport Rd.  
Suite B  
Helena, MT 59601**

**[www.montana-ranches.com](http://www.montana-ranches.com)  
[bbahny@mt.net](mailto:bbahny@mt.net)**

**800-237-7844**

**406-594-7844**



## **Snow Creek Ranch**

### **Mill Iron, MT**

An unbelievable property! 600 deeded acres, 160 acre BLM (US Government) lease. One of the most “Knock Dead” beautiful hunting properties I have seen in a long time. Access is off a county maintained gravel road right at the ghost town of Mill Iron. Then 2 ½ miles of private road that can be locked off to the public. The ranch has large land owners on the northwest and east boundary, then on the south is one of the “best things” of the ranch - 1 section of State Land (640 acre, 1 mile x 1 mile). Then into the Custer National Forest, which has most little roads closed to motorized vehicles during hunting season.

Another “big thing” about the ranch is the access once you are on the ranch. North of Box Elder creek is readily accessible by truck on the private lockable easement, then cross the creek and access to the rest of the ranch is with 4 wheeler or horses, not many roads, in fact only 1 two-track (cow path) road through to the State Section. But you could (and I did) ride 4 wheelers all over. Lots of places to put food plots for the whitetail and mule deer, elk and antelope which already are on the ranch plus turkeys and sharptail grouse.

Box Elder Creek offers “warm water” fishing such as cat fish, sturgeon and the like. A well with power is in the northwest corner. There is an easement that allows a local rancher to access the well.

This is a unique opportunity for one or a bunch of fellows to own a very remote piece of property that has a vast amount of hunting on itself and gain access to an even larger hunting opportunity.

Priced to sell @ \$750,000.



















