

WOLF POINT HUNTING LODGE



OWN A PIECE OF EASTERN MONTANA'S PRIME
HUNTING COUNTRY!

A SCENIC, MUST-SEE PROPERTY
INCLUDES A SPECTACULAR LODGE PLUS
1708 DEEDED CONTIGUOUS
ACRES

REDWATER REALTY

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BEAUTIFUL BRICK HOME WITH HIGH-END CONSTRUCTION



- 5200 SQUARE FOOT BRICK HOME BUILT IN 2014. FOX BLOCK CONCRETE CONSTRUCTION.
- 960 SQUARE FOOT ATTACHED GARAGE—WITH FLOOR HEAT AND FLOOR DRAINS
- GUN ROOM WITH 10'X20' CONCRETE GUN VAULT WITH FULL SIZE LOCKING VAULT DOOR
- LARGE DECK ON UPPER FLOOR
- FULL KITCHEN ON EACH FLOOR. HEARTLAND APPLIANCES ON BOTTOM FLOOR VALUED AT \$15,000
- EACH FLOOR HAS TWO BEDROOMS AND ONE FULL BATH.
- MASTER BEDROOM AND DINING ROOM ON TOP FLOOR HAVE FRENCH DOORS THAT OPEN TO DECK.
- METAL ROOF
- PELLA WINDOWS THROUGHOUT WITH BLINDS BETWEEN GLASS
- ALL FURNISHINGS CONVEY WITH SALE, INCLUDES OVER \$20,000 OF BROYHILL FURNITURE
- HOME IS HEATED WITH PROPANE FORCED-AIR HEAT AND FLOOR HEAT ON BOTTOM FLOOR
- HOME IS HANDICAP ACCESSIBLE, COMPLETE WITH AN ELEVATOR
- 2016 PROPERTY TAXES—\$4167.40

FULL KITCHEN ON BOTH THE TOP AND BOTTOM FLOOR.
BOTH KITCHENS HAVE GRANITE COUNTERTOPS



FRENCH DOORS IN DINING ROOM OPEN TO DECK.



THE BOTTOM FLOOR KITCHEN HAS GORGEOUS, CRANBERRY HEARTLAND BRAND
STOVE, REFRIGERATOR AND DISHWASHER AS WELL AS HUGE SINK

BEDROOMS ON THE TOP FLOOR ARE VERY ROOMY WITH ADJOINING MASTER BATH WITH WALK-IN SHOWER. PELLA WINDOWS HAVE BLINDS BETWEEN GLASS PANES.



THE MASTER BEDROOM FRENCH DOORS OPEN TO DECK PROVIDING GREAT VIEW OF THE SPRAWLING LANDSCAPE.



LARGE GUEST BEDROOM WITH EXCELLENT VIEWS FROM EVERY WINDOW.

INVITING, OPEN FLOOR PLAN WITH LOTS OF LIGHT ON BOTTOM FLOOR.
EASY MAINTENANCE FLOORING ON BOTTOM FLOOR.



DOORS THROUGHOUT THE HOME ARE SOLID WOOD INCLUDING CLOSET
DOORS.



ONE OF TWO BEDROOMS ON BOTTOM FLOOR. TASTEFULLY DECORATED WITH
STORAGE GALORE.

BRUSH FILLED DRAWS PROVIDING EXCELLENT GAME COVER



PROPERTY IS A DEER AND UPLAND BIRD SANCTUARY



PICTURESQUE LANDSCAPE OF EASTERN MONTANA



THE WILD GAME LOVE THESE HIDEAWAYS!



THERE ARE SEVERAL FOOD PLOTS ON THIS PROPERTY AS WELL AS TREE GROVE TO CREATE EXCELLENT UPLAND BIRD AND GAME HABITAT



THE FOOD PLOT, CRP AND RAVINES DRAW IN ALL SPECIES OF GAME.



THERE ARE 2 RESERVOIRS ON THE PROPERTY. WATER SOURCES ALSO INCLUDE 3 WELLS: 1 FOR THE LODGE, 1 IN RAVINE BELOW LODGE AND 1 NEAR SHOP AND DOG KENNELS 1/2 MILE WEST OF LODGE



SHARP TAIL GROUSE, PHEASANTS, DEER, AND THE OCCASIONAL ANTELOPE LOVE THIS PROPERTY, WITH THE FOOD PLOTS AND CRP PROVIDING GREAT FOOD SOURCES, NESTING, AND BEDDING GROUNDS.



PROPERTY BORDERS BLM AND STATE LAND.

BIG SKY COUNTRY



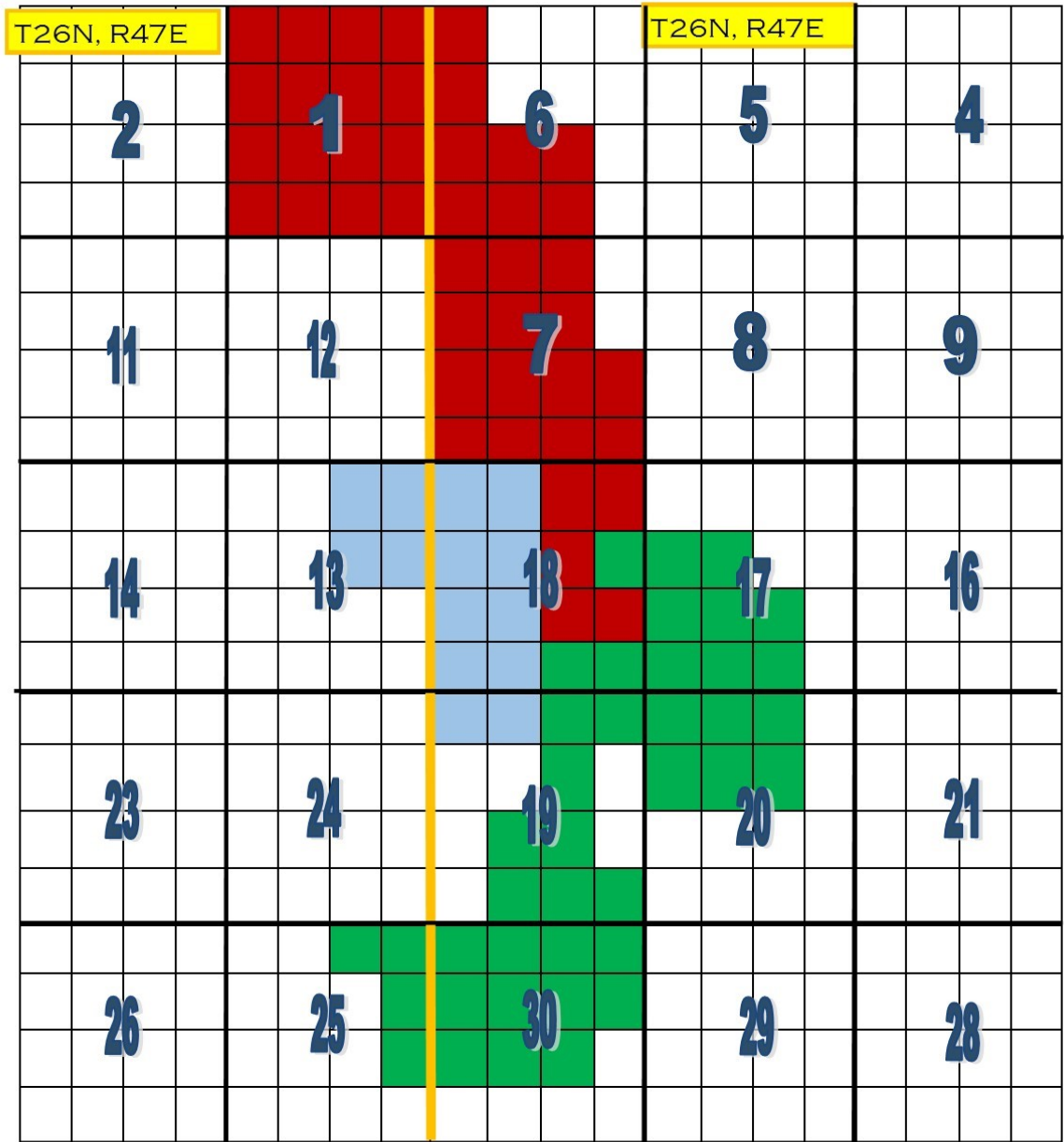
EXPERIENCE EASTERN MONTANA



UNPARALLELED SUNSETS

SUBJECT PROPERTY IS +/- 1708 CONTIGUOUS ACRES

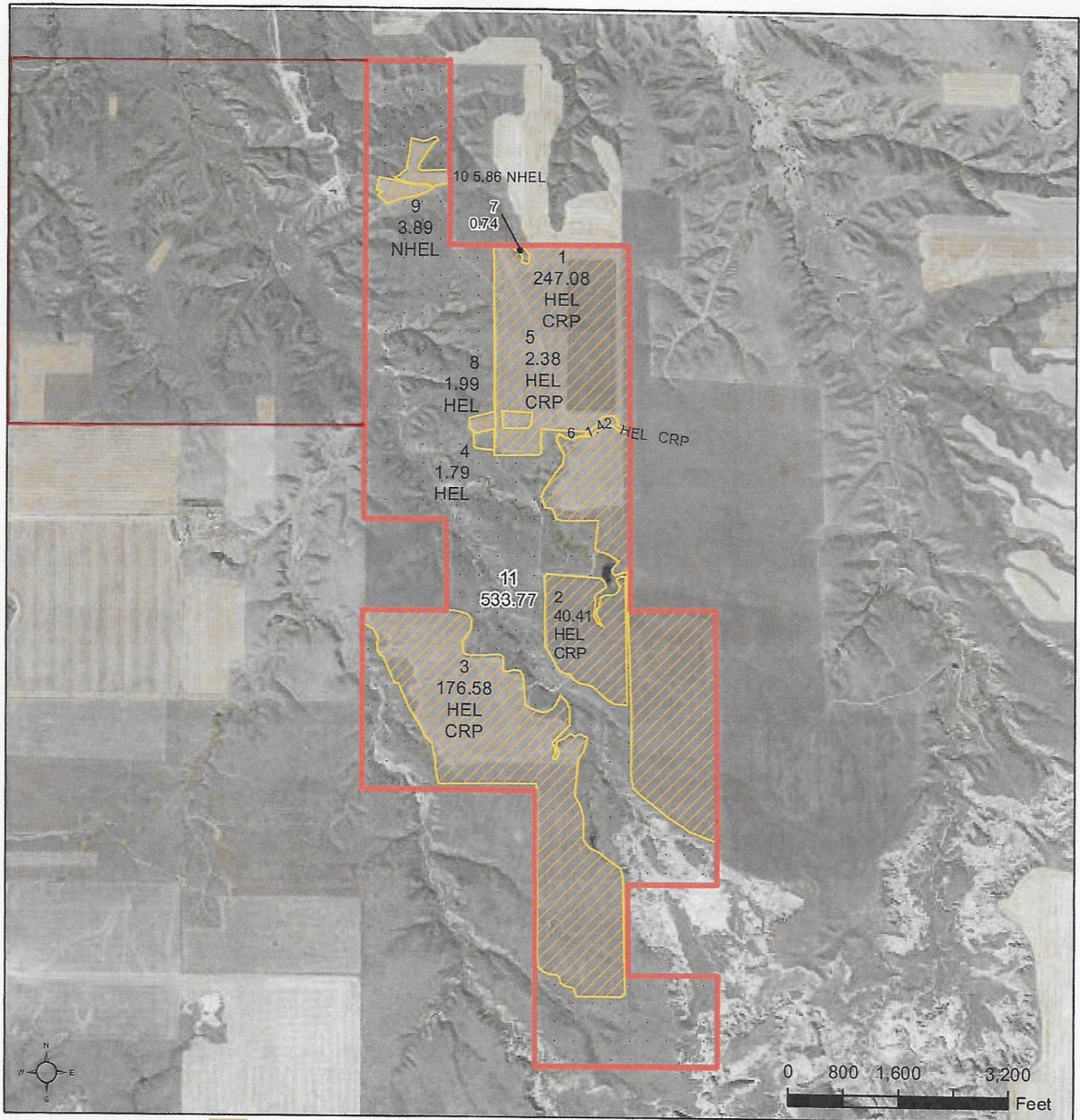
BORDERED BY SECTION OF STATE LAND AND 2-1/2 SECTIONS OF BLM LAND
WHICH PROVIDES ACCESS TO +/- 2200 ACRES OF PUBLIC LANDS.



467.87 ACRES ENROLLED IN CRP PROGRAM WITH ANNUAL CRP PAYMENT OF \$15,996. CONTRACT EXPIRES 09/20/2020



McCone County, Montana



Common Land Unit

- Cropland
- Rangeland
- CRP
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 481.40 acres

2017 Program Year

Map Created April 17, 2017

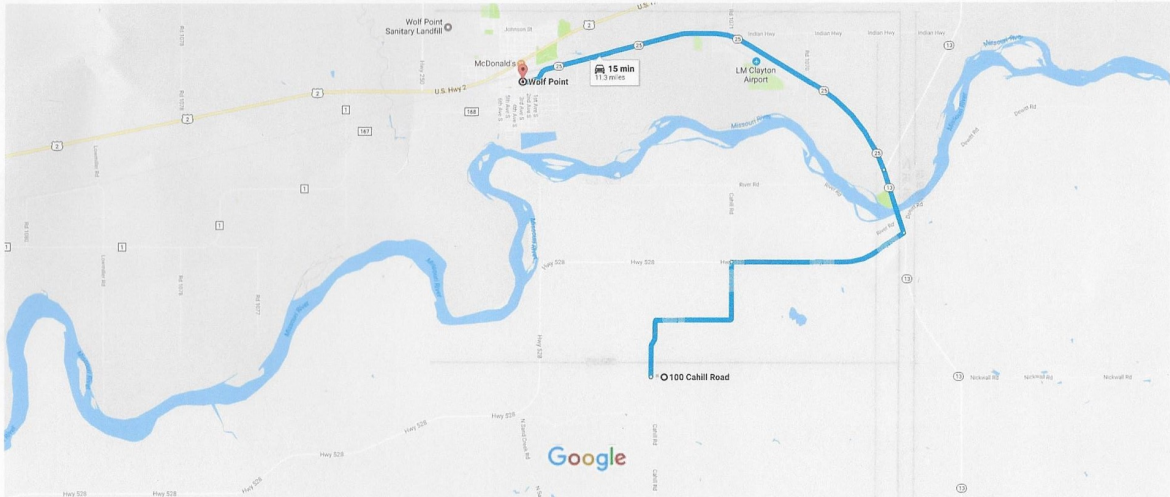
Farm 2528
Tract 34015

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

LOCATED APPROXIMATELY 11 MILES FROM WOLF POINT, MONTANA
AND 52 MILES NORTH OF CIRCLE, MONTANA, COUNTY SEAT MCCONE COUNTY

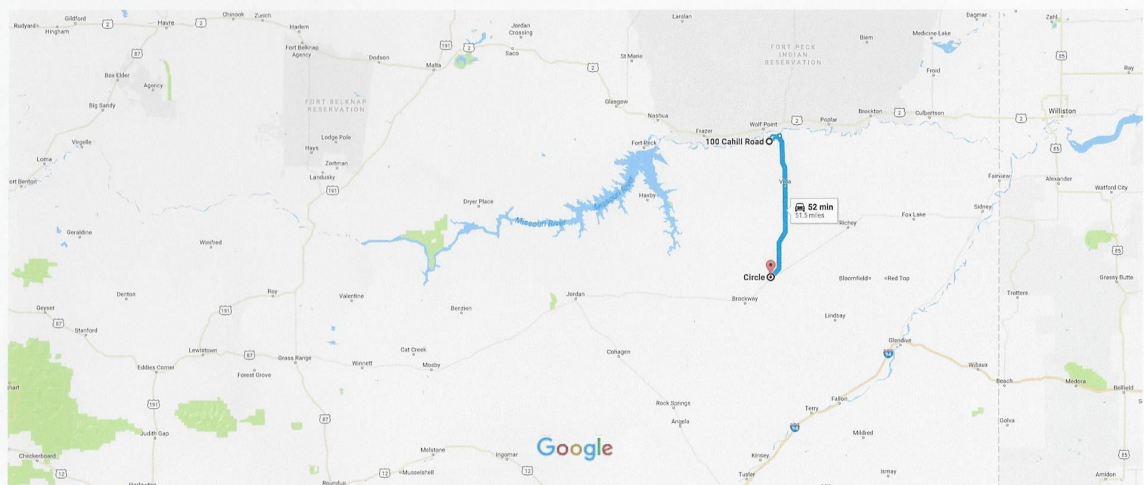
Google Maps 100 Cahill Rd, Wolf Point, MT 59201 to Wolf Point, Montana

Drive 11.3 miles, 15 min



Google Maps 100 Cahill Road, Wolf Point, MT to Circle, Montana

Drive 51.5 miles, 52 min



Map data ©2017 Google 20 mi

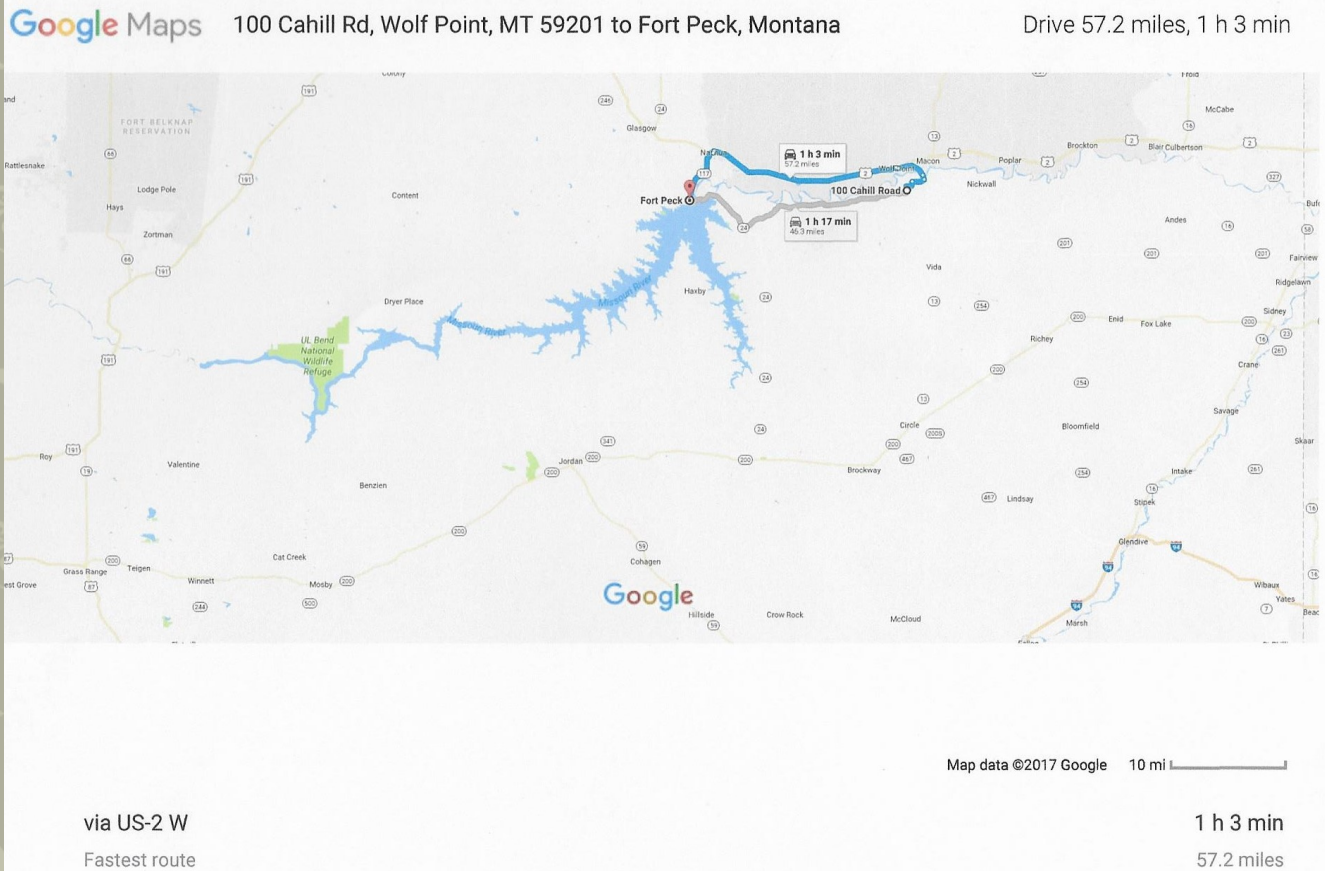
via MT-13 S
Fastest route

52 min
51.5 miles

AREA ATTRACTIONS:

FORT PECK DAM: WORLD'S 2ND LARGEST EARTHEN DAM

WORLD CLASS WALLEYE AND NORTHERN PIKE FISHING AS WELL AS SALMON ON
FACE OF THE DAM IN THE FALL OF THE YEAR



FORT PECK DAM IS LOCATED 57 MILES WEST OF SUBJECT PROPERTY VIA HIGHWAY 2 OR 46 MILES VIA HIGHWAY 528. FORT PECK LAKE DRAWS FISHING AND BOATING ENTHUSIASTS FROM MILES AROUND. THE LAKE IS ABOUT 134 MILES IN LENGTH AND OVER 1,520 MILES OF SHORELINE. FORT PECK SUMMER THEATRE LOCATED IN THE TOWN OF FORT PECK PROVIDES VISITORS A CHANCE TO ENJOY THE SUMMER'S LATEST LIVE THEATRE PRODUCTIONS. THE CHARLES M. RUSSELL NATIONAL WILDLIFE REFUGE SURROUNDS FORT PECK LAKE AND PROVIDES ABUNDANT HUNTING OPPORTUNITIES. MORE INFORMATION CAN BE OBTAINED AT [HTTPS://WWW.FWS.GOV/REFUGE/CHARLES_M_RUSSELL/VISIT/VISITOR_ACTIVITIES.HTML](https://www.fws.gov/refuge/charles_m_russell/visit/visitor_activities.html)

WOLF POINT AREA INFORMATION AND EVENTS

- WOLF POINT IS LOCATED ON THE NORTH BANK OF THE MISSOURI RIVER AND IS THE COUNTY SEAT OF ROOSEVELT COUNTY. THE MISSOURI RIVER COUNTRY PROVIDES BOUNTIFUL RECREATIONAL OPPORTUNITIES.
- WOLF POINT IS A TRADE POINT FOR LOCAL FARMERS AND RANCHERS. WOLF POINT IS ALSO AN IMPORTANT AREA FOR THE STATE FOR THE STORAGE OF GRAIN AND TRANSPORT BY RAIL
- THERE IS AN AMTRAK STATION IN WOLF POINT AS WELL AS AN AIRPORT; L.M. CLAYTON AIRPORT SERVED BY CAPE AIR.
- WOLF POINT IS APPROXIMATELY 95 MILES WEST OF WILLISTON, NORTH DAKOTA.
- WOLF POINT'S FAMOUS "WILD HORSE" STAMPEDE, REFERRED TO ALSO AS THE "GRANDDADDY" OF MONTANA RODEO HAS BEEN HELD THE SECOND WEEKEND IN JULY SINCE 1915, MAKING IT MONTANA'S OLDEST RODEO.



SUBJECT PROPERTY
LOCATION

OFFERED AT \$2.15 MILLION

WE WELCOME THE OPPORTUNITY TO
WORK WITH OTHER BROKERS WHO MAY
HAVE BUYERS LOOKING FOR HUNTING
PROPERTY IN EASTERN MONTANA



THANK YOU FOR YOUR INTEREST!