



MONTANA-WYOMING WEST  
RANCH BROKERAGE

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# McCONE GRASSLANDS

PRODUCTION - HUNTING - RECREATION  
McCONE COUNTY - VIDA, MT



### STEVE MCINTOSH

LISTING AGENT

(406)580-1048

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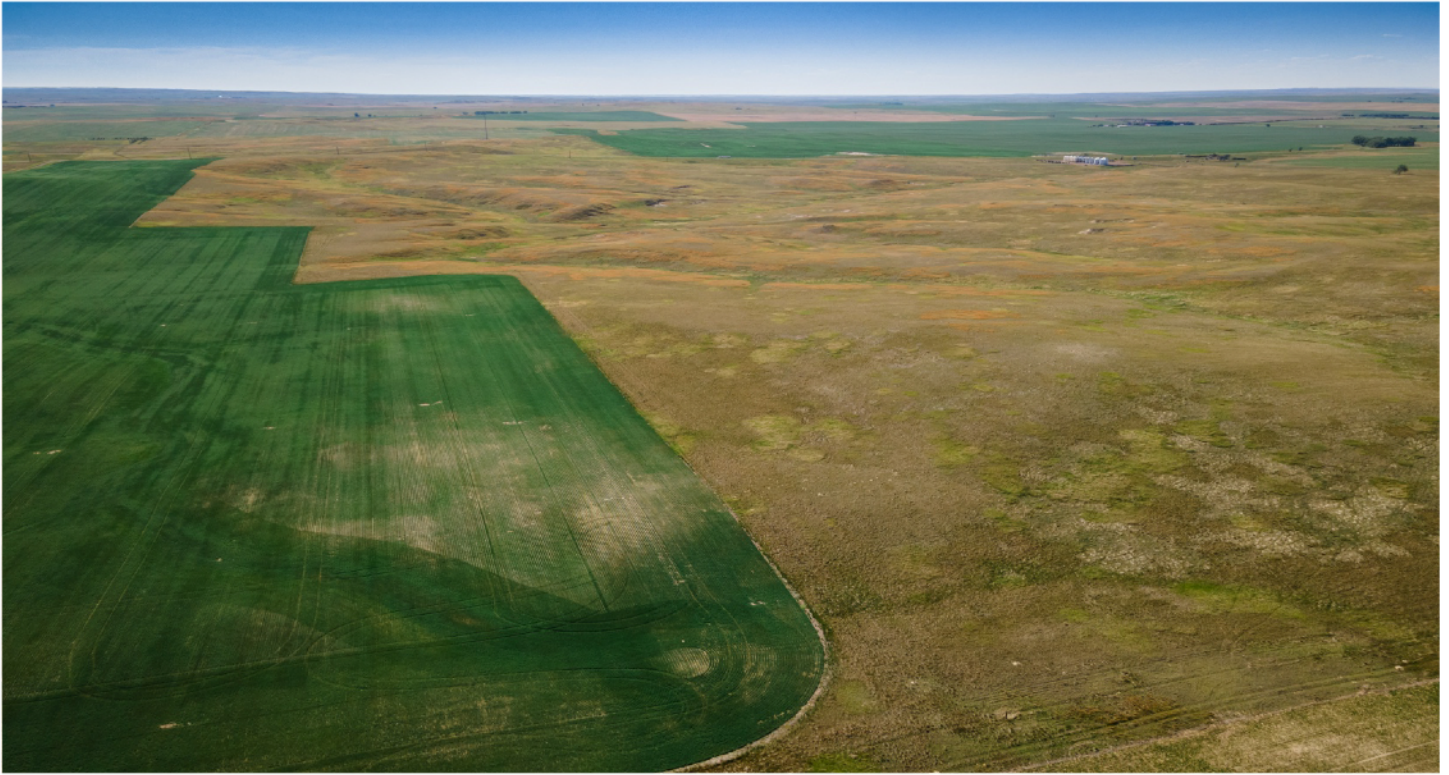
### MONTANA-WYOMING WEST RANCH BROKERAGE

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**DESCRIPTION:** McCONE GRASSLANDS provides 493+/- Deeded Acres, with Great Access , just minutes from Vida, MT. Offering, Seclusion and Privacy, yet close to town to be able to fill up on supplies, the Roads in the area can also take you to near unlimited opportunities for Recreational Adventures. Featuring Native and Introduced Grass, Coulees and a Picturesque Landscape creating great Wildlife Habitat, this would make an excellent place for your Ranching and Recreational Endeavors. If you have been searching for an Aesthetically Pleasing and Productive Property that you could build on or graze, this is it.

Be sure to schedule a time to see the opportunities that await and start Building Your Montana Legacy Today!

**ACREAGE:**            493.96 +/- Deeded Acres                    with ( *approx. 195+/- Retired Cropland* )





**WILDLIFE / HUNTING / FISHING / RECREATION:** The McCone Grasslands have exceptional habitat and terrain which provides exceptional viewing/hunting opportunity as Mule Deer, Whitetail Deer, Pronghorn Antelope are plentiful and occasionally Elk can roam through the area. The Parcel lies within the Elk/Deer/Lion/Antelope Region 650, known to hold Trophy Caliber animals for all species. Sharp-tailed Grouse, Ringneck Pheasants and Hungarian Partridge make use of the exceptional Upland Gamebird Habitat in the Area giving additional opportunities for the Outdoorsman. If there wasn't already enough options to keep you busy on the Ranch, grab a Fishing Rod and take a short drive to the Missouri River pursue seeming endless varieties of fish, including Northern Pike, Sauger, Walleye, and Catfish to name a few target species. Build a Home or new Hunting Cabin to provide the perfect get away for near endless adventure in the Broken Prairies of Eastern Montana.

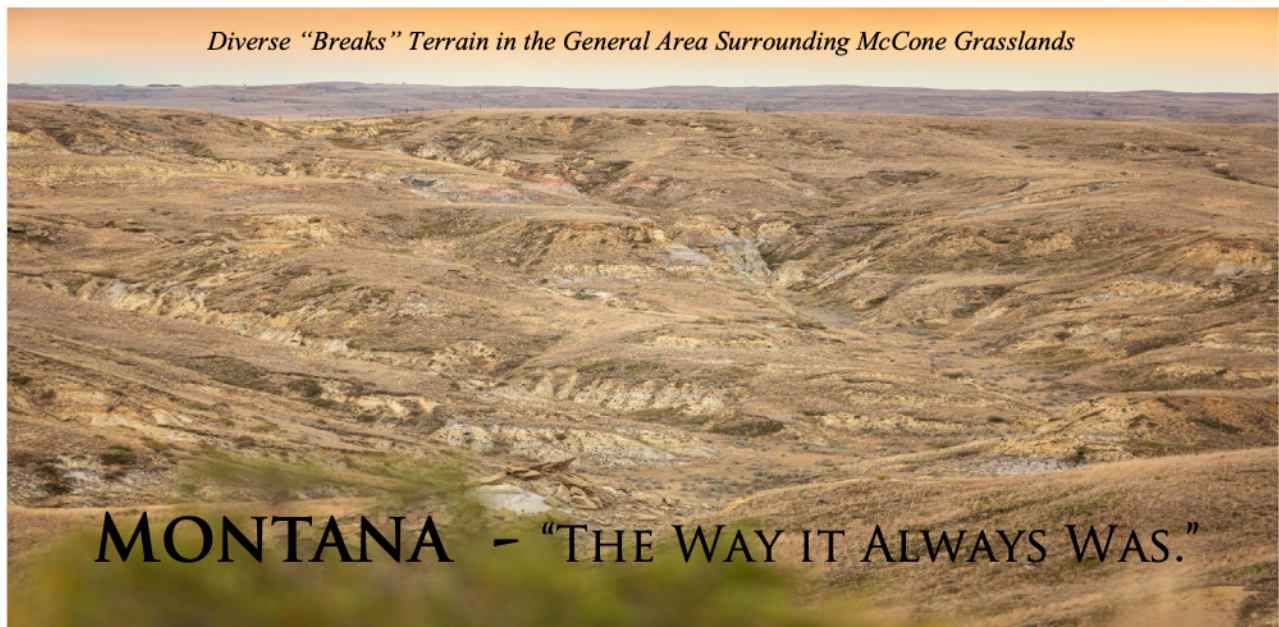
Not only does the McCone Grasslands offer great hunting and recreational opportunities within its border, but has approximately 60,000 +/- additional acres of other State, BLM and Block Management Access, within 20-30 miles, providing additional hunting/recreational access and opportunity.

Just a little further west (*approx 40 Miles*), ***The Fort Peck Lake Reservoir -Hunting, Fishing & Recreation Complex*** begins, providing Endless Outdoor Opportunities. Fort Peck Reservoir, Montana's largest body of water, has more than 50 different species of Fish that swim within its boundaries. The lake is about 134 miles in length and has a maximum depth of 220 feet when full. There are over 1,520 miles of shoreline, longer than the California coast. The reservoir was built from 1933 through 1937 by constructing a 3.8 mile-long dam across the Missouri River. Just a few of the most pursued species include walleye, northern pike, paddlefish, sauger, lake trout, small mouth bass and chinook salmon. A paved road for larger vehicles provides direct access to the reservoir at Fort Peck Marina, located near the west side of the dam. Other access roads are gravel and/or dirt, leading to Hell Creek Bay, 26 miles north of Jordan, and one on the south fork of Rock Creek Bay, about 10 miles west of Highway 24. All marinas include concrete boat ramps. A multitude of gravel/dirt roads wind through the enormous complex providing access to countless areas of fishing/hunting/recreation opportunity.

Surrounding this large expanse of water is the ***Charles M. Russell (CMR) National Wildlife Refuge***, managed by the US Fish and Wildlife Service, which provides over 1.1 MILLION acres of public land for fishing, hiking, hunting, camping, bird-watching, and other outdoor recreation.

Don't forget the many opportunities to Ride Horseback / Hike / Bike and ride ATV/UTV's on the Ranch or in the surrounding areas. With off-road trails on much of the Public Land and Missouri River Breaks, you'll find adventurous / scenic, hikes/drives/rides waiting for you. You're also just a short drive away from many Montana, North Dakota & Wyoming recreational destinations, such as Makoshika Park; Teddy Roosevelt National Park; Medora, North Dakota; the Yellowstone River; and Miles City, MT, known for its world-famous Bucking Horse Sale.

*Diverse "Breaks" Terrain in the General Area Surrounding McCone Grasslands*



**MONTANA - "THE WAY IT ALWAYS WAS."**

**LOCATION & SERVICES:** This parcel is located approximately 6 miles South of Vida, MT with Direct on the East side of Hwy-13. Wolf Point, MT is 29 Miles to the North and Circle is 23 Miles to the South, providing multiple options for Supplies within a moment's drive. Billings, Montana's largest city, is 260-miles (3.75-hours) southwest of Richey, MT.

With an abundance of ranches in the area it retains a rich Western Heritage and Privacy that rolls through the Rolling Grasslands.

**Vida, MT** (population 70) – *approx. 6 Miles North* –

Vida, is an unincorporated village in northern McCone County, Montana, located on Hwy-13 approximately 23 miles south of Wolf Point and 27 miles north of Circle. Amenities include the Post Office, a "one room schoolhouse" servicing northern McCone County, two Christian churches (one Catholic, one Protestant), (2) Grain Elevators, a Convenience Store and a Gas Station.

**Circle, MT** (population 591) – *approx. 10 Miles South*

Circle is the County Seat of McCone County and is a small, friendly community that offers a Bank, Credit Union, Gas Stations, Restaurants, Grocery Store, Hardware Store, Parts Store, Bowling Alley, Bars, Grain Elevator, Farm Machinery Dealer, Car Dealer, Repair Shops, Churches, Senior Center, Museum and local Department of Agriculture offices (USDA FSA and NRCS). The McCone County Health Center and McCone Clinic provide medical care to a large area with 24/7 Emergency Room care and a Physician Assistant on staff. Circle and McCone County share volunteer ambulance and fire department services.

Circle Public School is a Class C school and offers K-12 schooling. The Circle Wildcats compete in the District 2-C, Eastern Division for Sports.

Circle Town/County Airport – K4U6 (Elev. 2,441') - (2) runways (**12/30 & 03/12**): **12/30** (asphalt) is 4,100' x 75' & **03/21** (grass) is 2,280' x 75'. Fuel Available: Grade 100LL Gasoline

**Wolf Point, MT** (population 2,621) – *approx.. 29 Miles North* –

Wolf Point is the County Seat of Roosevelt County, MT and offers most amenities including Hospital, Grocery Store, Hardware/Lumber, Auto Parts, Banks, Restaurants, Gas Stations, Motels, Grain Elevator(s) and 9-Hole Golf Course. Wolf Point School is a Class B school and offers K-12 schooling. The Wolf Point Wolves compete in the Class-B, District for Sports.

L.M. Clayton Airport - KOLF (Elev. 1,988) Runway Dimensions: 5089 x 100 ft. / Asphalt, in good condition The airfield has runway 11/29 that is 5,089 feet x 100 feet with medium intensity lighting. There is a 24-hour self-service credit card fueling station. Hangar space and tie downs are available. The terminal building is equipped with a pilot's lounge and a new TSA security addition. The airport is currently served by Cape Air with Two Flights per day traveling TO and FROM Billings, MT.

**Sidney, MT** (population 5,191) – *approx. 56 Miles from South Ranch – 65 Miles from North Ranch*

The County Seat of Richland County offers many amenities and lies on the Junction of Hwy 200 and Hwy-16. It is home to multiple Restaurants, (2) Grocery Stores, (6) Gas Stations, a Hardware Store, Farm & Ranch Supply Store, Sporting Good Store, Implement Dealer, Parts Stores, Bars, Churches, Hospital and Class "B" Sidney High School.

"Sidney Country Club" is located in the beautiful Yellowstone Valley in NE Montana, Sidney Country Club is the only 18 Hole golf course in the eastern half of the state. The Par 72 course features 6,901 yards of golf, with a course rating of 71.9 and slope of 118 on Kentucky Bluegrass.

Sidney-Richland Airport - KSDY (Elev. 1,985') - (2) runways: 1/19 is 5,705 x 100' & 11/29 is 4,023 x 100'. Both are Asphalt, in good condition, Fuel Available: Grade 100LL Gasoline / Jet A-1 freeze point -50C available 24/7 with a call out fee of \$60 from 7pm-7am.



**Billings, MT** (population 109,577) – *approx. 275 miles*

Billings is the largest City in Montana and offers extensive services, has two major hospitals, as well as a wide variety of shops, restaurants, breweries, museums, a zoo, major theaters (8) golf courses and event centers bringing in top performers.

Billings Logan International Airport (BIL), the largest commercial airport in Montana, is located only 87 miles from the Resort. It offers services from multiple major airlines and direct flights to many larger cities including Dallas, Denver, Minneapolis, Las Vegas, Portland, Salt Lake City, Seattle, and Phoenix. For current flight schedules, please visit [www.flybillings.com](http://www.flybillings.com).

(BIL) is also home to Edwards Jet Center and offers FBO services including aircraft parking, hangar, fuel, maintenance and charter services. [www.edwardsjetcenter.com](http://www.edwardsjetcenter.com)

**GPS COORDINATES:** 47.74023, -105.49025

**MINERALS:** All of Seller's minerals, if any, transfer to the Buyer at closing (*the Seller may Own NO Minerals*)

**ELEVATION:** 2,420 ft - 2,560 ft.

**CLIMATE:** With an Elevation of approximately 2,500 feet, Vida has a semi-arid climate with average precipitation of 14 +/- inches and only an average of 20-inches of snow each winter. Historically the warmest month of the year is July with an average daily high/low of 85°/56°. The coldest month is January with an average high/low of 27°/10°.

**TAXES (2020):** *McCone County Treasurer* \$ 768.48

**UTILITIES:** Power on North Side of Property Along County Road 254

**PRICE & TERMS:**

**493 +/- acres**

**\$ 590,000**

**CONTACT:** **Steve McIntosh - Agent (406) 580-1048**

-or-

**Tammy Ward - Broker (406) 951-3907**

**Disclaimer**

\*\*\* All information is from sources deemed reliable but cannot be guaranteed as accurate. Prospective buyers are encouraged to research the information to their own satisfaction. Any offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of seller. Water Rights are subject to the Montana Water Court.

Seller hereby makes know that there may be variations between the deeded property lines and the location of the existing fence boundary lines. The Seller makes no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representation with regard to specific acreage within the fenced property lines.

The property is selling in its "as is-where is" condition which includes the location of the fences as they now exist. Boundaries shown on any accompanying maps are approximate. The maps are not to scale and are for visual aid only. They accuracy of the maps and information portrayed thereon is not guaranteed nor warranted. \*\*\*



## LEGAL DESCRIPTION

S19, T23 N, R49 E, ACRES 493.96, N2, N2SE4, N2S2SW4, N2SW4, LESS COS 263-AE TR A, LESS 10.35 TO HWY





# McCONE GRASSLANDS

## MAPS

**McCone Grasslands (493.96 acres)**  
McCone County, Montana, 493.96 AC +/-



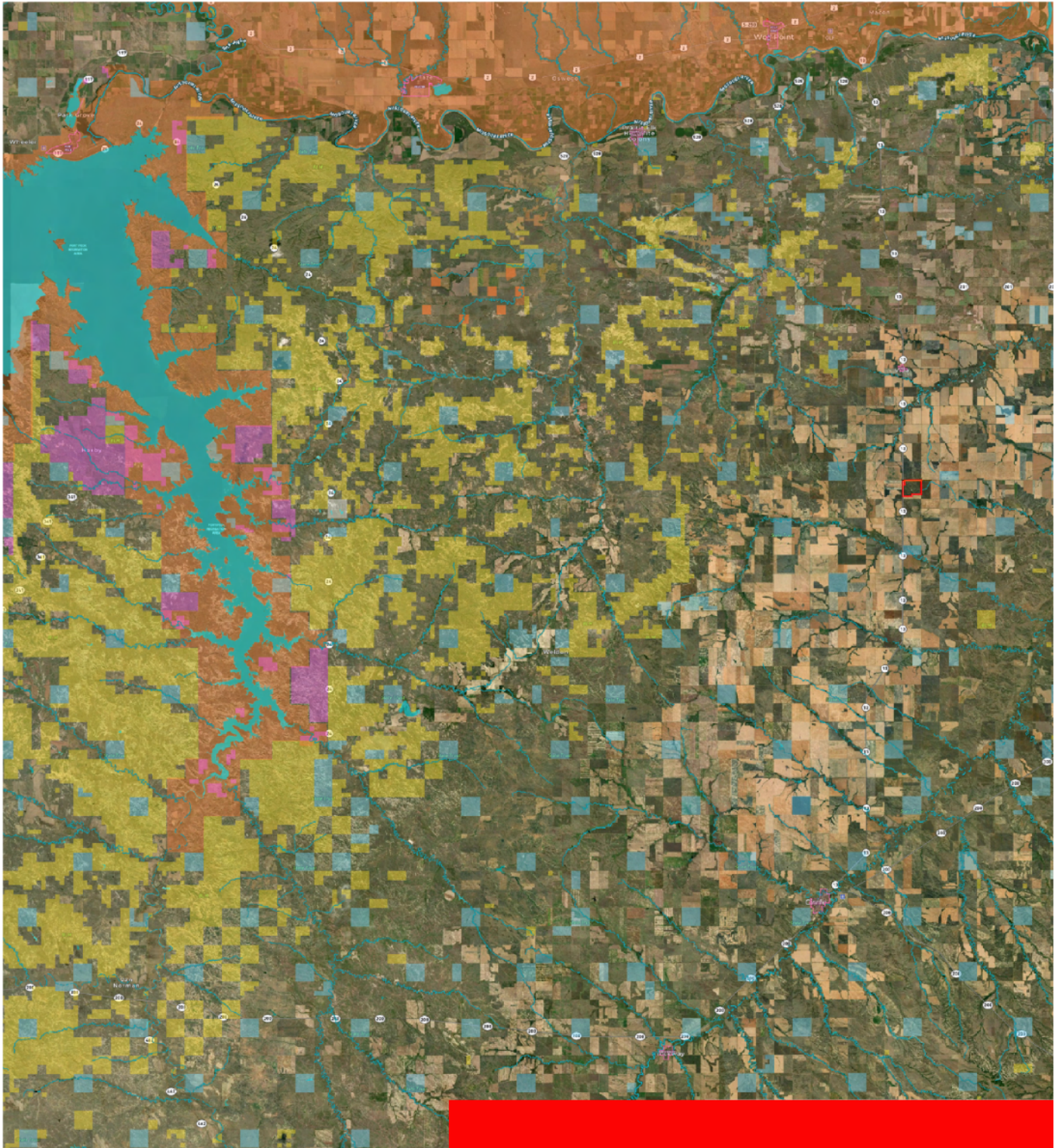
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 McCone County, Montana, 493.96 AC +/-



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