

# Blackbird Property

Butte, Montana

Jefferson County



**Montana land with a cabin bordering National Forest on three sides on a gated road with a seasonal creek and pond, elk and deer hunting, and trees.**

**15.9 Acres For \$249,250**

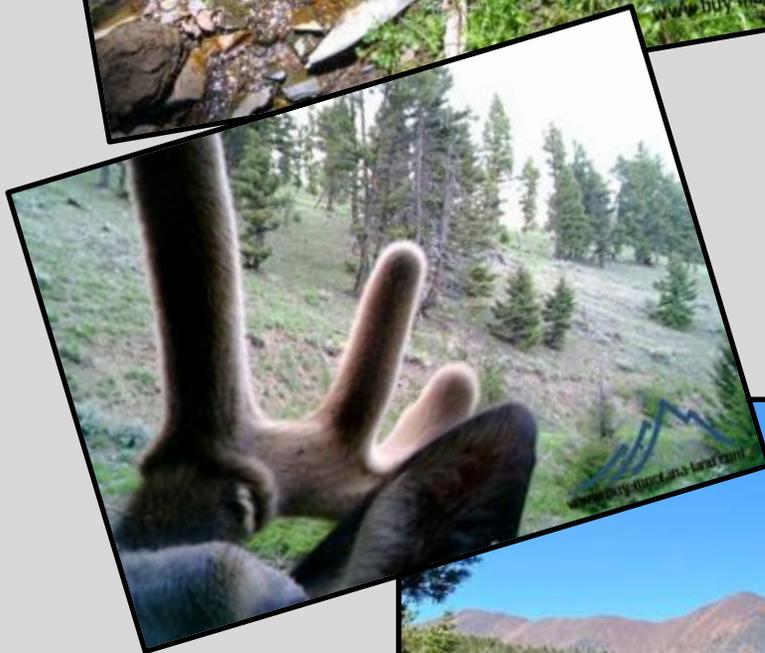
**Butte, Montana; Silver Bow County**



This Montana hunting property borders National Forest Lands on three sides out in the mountains of Montana. You've got all these extra public lands right out your back door that you can just take off and hunt too. It's a huge bonus to have these lands right there next to you to hunt and recreate on. Set up stands and hunt your own property for elk and deer or take off after them wherever they may be roaming for the day. You'll hear elk bugling in the fall and you can glass the open parks and hillsides right from your property and go hunt them from there. You can hunt both elk and deer with a general tag and there's extra cow elk tags you can draw for a second elk as well since the elk are so plentiful in Hunting District 340. There's thousands and thousands of acres of BLM and National Forest lands you can hunt and explore here in the Highland Mountains. There's lots of country that's yours to enjoy right at your fingertips, and its wide-open spaces for you to have and enjoy for decades to come.

And there's already a cabin on the property so it's ready to come enjoy immediately. It's the perfect retreat with a 12x24 foot hunting cabin with a built-in loft and porch tucked away right by Blacktail Creek that runs periodically through the property. Talk about a great setting. You can sit on the porch and enjoy the sounds of your very own forest and the scenery of the forested hillsides around you. The cabin has 4 windows so you can enjoy the scenery around you from inside, has a windowed front door, wood siding, and metal roof. Finish the cabin to your liking when you get a chance or use it as is. You can even build another cabin of your dreams and use this one as the guest cabin if you'd like. There's all kinds of options with a property and cabin like this. You can pull in your camper too as there's more leveled room to park and enjoy.





You're right there next to Blacktail Creek that runs seasonally right by the cabin and up behind the property on the National Forest. There's also a small seep on the upper reaches of the property. It's an elevated water source that could be developed a bit and get the elk and deer to using it even more. And Wickiup Creek runs through the valley just below the property with its water, willow bottoms, wildlife and small fish. It's a perfect place to get away and relax and enjoy the fresh mountain air and scenery. This is one of those legacy properties your family will be glad you bought and handed down through the generations. It'll be a place for everybody to go and enjoy now and into the future.



This is recreational property that's amazing back in the mountains of Montana that gets snowed in during the winter, so it's not a place to live year-round. Power is miles away so it's definitely off the grid. There are two routes in through the Highland Mountains one of which comes from south of Butte from Interstate 90 and the other is from the west off Interstate 15 at the Feely Exit 111. A third much rougher route comes up Camp Creek from Interstate 15 at Melrose. So, there's lots of roads and country to explore in all directions. The property sits about 22 miles south of Butte on paved and relatively good forest roads most of the way. So, it's not far to head back to civilization when you're ready or need gas or fuel and Butte has an airport as well.



This is one of those properties you won't want to miss out on. Especially not in this fast-paced market with a cabin already on the property. Call the owner today at 406-461-6779 to learn more and visit about purchasing this great Montana mountain property.

**To purchase or for questions, call Steve, the owner at (406)461-6779 or email at [12kamps@gmail.com](mailto:12kamps@gmail.com)**





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