



## PIONEER LEGACY LAND AND CATTLE RANCH



**\$3,300,000 | 949.48 Acres | Sanders County, MT**

Would owning a ranch that can provide you with a western rural lifestyle be an attainable dream for you?



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The Pioneer Legacy Land and Cattle Ranch affords the privacy, tranquility and views highly sought after in a Montana Ranch lifestyle property. Nestled in the Hot Springs Valley on the Salish Kootenai Reservation, the ranch is framed by the distant mountain views of the LOLO National Forest and

Mountains. Nearby towns providing commerce, retail, schools and medical services are within a short drive. Montana Highway 28 is the main access road.

The ranch is a short 20-minute drive to the flathead valley and Flathead Lake, the largest fresh water lake west of the Mississippi.

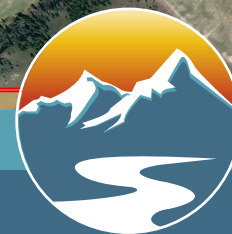
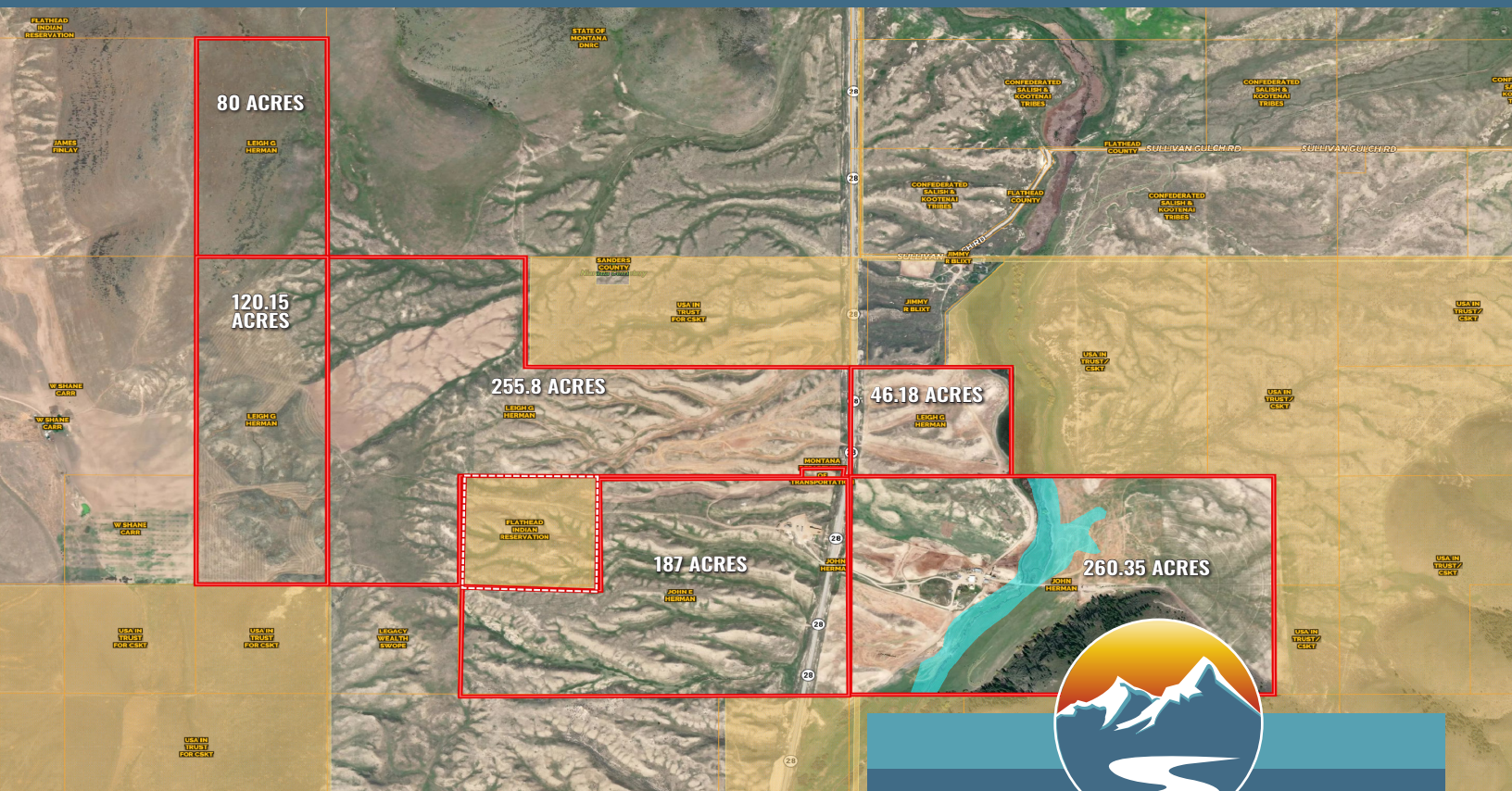
You are about 90 minutes to the Glacier International Airport or the Missoula International Airport. Glacier National Park is a nearby attraction for additional activities.

This 949.48-acre ranch has been in the family providing a lifestyle and living to all for over 100 years. It has a carrying capacity of 100-140 cattle units. There is a network









## PROPERTY DETAILS

### Land Details:

949.48 Acres  
Sanders County, MT  
Farm/Ranch  
Agriculture/Grazing  
Barbed Wire Fence

### Activities:

Hunting  
Horseback Riding  
RVing/Camping

### Features:

Fenced For Cattle/Corrals  
Stocked Tanks/1 Well  
Pivot Sprinkler Irrigation System

### Building Details:

#### Home

Farm House/Living Quarters  
3 Bedroom/1 Bathroom

#### Outbuildings

Barn (s)/Tack Room  
Shop Building

of two track roads throughout the property. Fencing on the property is in good condition and consists of wire perimeter and cross fencing. The headquarters has feedlot pens and fence line bunks. Working corrals and equipment is also included.

The land parcels are all continuous, there are water rights in place and a pivot for irrigating the meadow. Sullivan Creek runs through a portion of the property.

The East parcel is the location of two older bunk houses, shop, storage, and machine shed and miscellaneous outbuildings.

This offering is the perfect Montana Ranch with sustainability and plenty of privacy and seclusion. Perfect to build your Western Montana Dream!

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If your property is not for sale, we respect that fact. Please keep this letter on file for future reference. Thank you for your time and I look forward to working with you.

