

Minnie Gaffney

Melrose, Montana

Beaverhead County



9.3 Acres For \$139,750

Melrose, Montana – Beaverhead County

Montana land bordering National Forest on three sides with amazing views of the mountains, elk and deer in the forest all near Trapper Lake, Sappington Creek and the Big Hole River.



Properties like this are super unique and hard to find. This high mountain property borders the Beaverhead/Deer Lodge National Forest on three sides. And its right out in the middle of the Beaverhead Deer Lodge National Forest not just along the edge of it. There's a National Forest Road and then a private driveway to an incredible leveled camping site that sits out in the forest right under Granite Mountain. You're right up next to the mountain where you can glass for mountain goats, sheep, and elk and deer. And there's an incredible huge natural landscape rock the leveled area was built right next to that adds to the wow factor. It's a great spot to sit and soak the outdoors and the views all in. There are fantastic landscape type rocks all over the property and the property is completely forested as well. You're up high where the property provides some of the most amazing views of Granite Mountain as well as Lion Mountain, Sheriff Mountain, Cleve Mountain and more.





You're going to hear elk bugling from the property in the fall. And there's mule deer, moose, mountain goats, and bighorn sheep in the area as well. You can hunt elk and deer right on your property or take off straight on to the tens of thousands of acres of National Forest that surround you. It's in a general tag area for elk and deer along with additional second cow elk tags you can draw so there's plenty of opportunity and plenty of country right out your back door to hunt. There's jeep and ATV trails in the area as well that take you right up near the tops of some of the mountains, so you can access even more National Forest that way. And you can more easily experience the high alpine country around you. Hike to the top of the mountains or walk and explore the ridge lines and alpine basins around you.

Sappington Creek is just up the road a little ways for some water to haul back to the property to use, and Trapper Lake is less than ½ mile from the property as well. It's a high mountain lake that's full of cutthroat trout for all kinds of fishing fun that's a short hike from the property.





And Granite Lake, Cherry Lake, and Green Lake are only about 2 miles away on the other side of Granite Mountain. So there's lots of high mountain lakes and mountains to explore and fish. The Big Hole River is back down at Melrose, Montana too if you want to take to the river for the day. Or head to the Beaverhead River which is only a bit further toward Dillon, Montana.



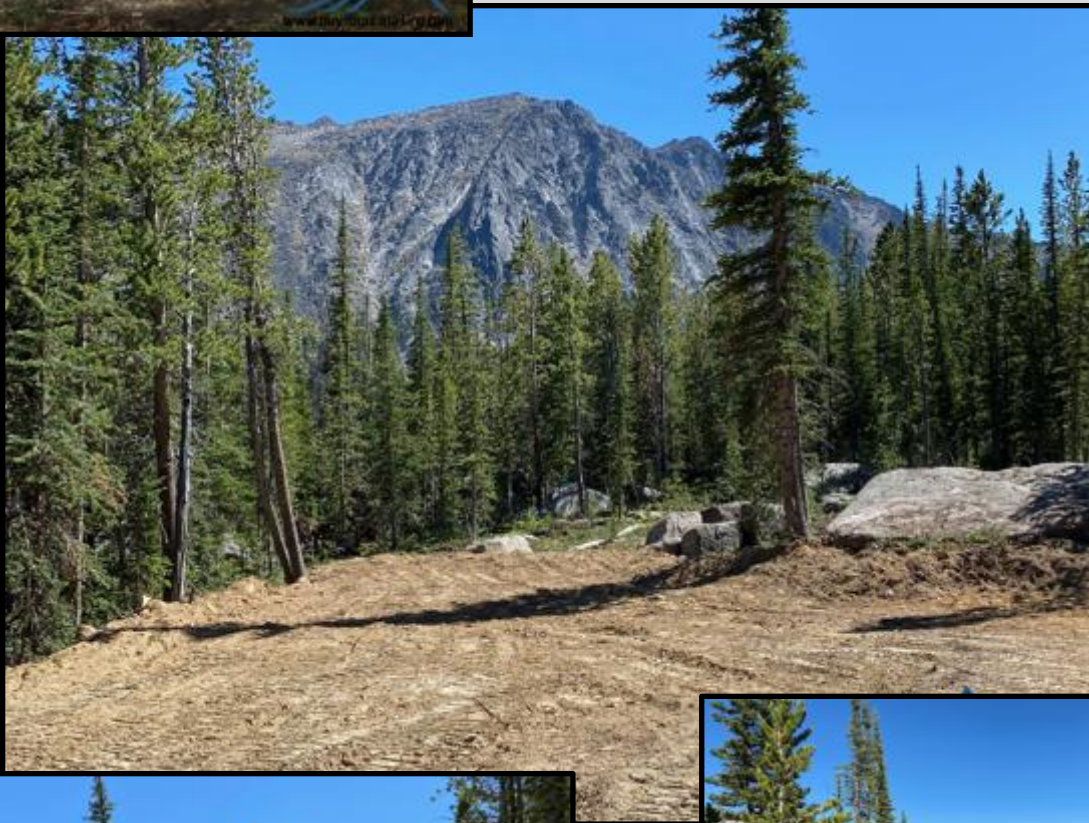
This is high elevation snowy country at 8600 feet, so don't ask about living here year round. It's recreational property at its finest during the summer and fall, but not a place to live in the winter.

The road is rough in places too. From Melrose, Montana there's about 8 miles of relatively good gravel road. From there it's another approximately 6 miles of rough unmaintained county road and then about 1 1/2 more miles of rough National Forest road to the property. You might consider bringing in a pickup box camper or pulling a small camper in or possibly even trailering some building materials in for a cabin, but you'd have to take it slow and work at it and it would be rough. Melrose which is about 15 miles away has fuel and a place to eat. It's about 46 miles to Dillon and about 50 miles to Butte for more of the amenities and an airport there in Butte.





This property is one of those shock and awe kind of properties you have to come experience to believe. Call the owner right away at 406-461-6779 to learn more and visit about purchasing this great Montana property.



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