

# **Trophy Ridge Ranch Roy, MT**



**Bill Bahny  
&  
Associates**



**Brokers of Pristine Property**

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Helena, MT 59601

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# Trophy Ridge Ranch



**Located 30 miles North of Winnett, MT sits a 159.25-acre hunting paradise in the Missouri Breaks.**

**The property consists of a newer 2018 hunting cabin with a porch that looks over the property in the distance.**

**Dry land alfalfa fields and waterholes sitting below the ridge top cabin allow one to view record book elk and deer from your deck. There**

**are hunting blinds in place ready for you to come and enjoy yourself with no work involved. The property is 3/4 fenced, septic installed, 2,000-gallon cistern (a local company with haul water for you), and power in the road waiting for you to hook it up to the cabin. The cabin is located behind a locked gate providing more security for you and the wildlife. The property is located in the 410 hunting district and 2022 showed 100% drawing statistics for nonresident elk archery and over 90% drawing success for resident elk archery. The deer qualifies for the use of a general tag. There are also multiple other species of wildlife on the property as well such as upland birds, coyotes, etc. Fort Peck Lake is within miles of the cabin allowing you to go experience some of the best fishing in Montana. Also just to the north is the Missouri River, along with the famous Slippery Ann Elk Viewing location. This is a one-of-a-kind special opportunity for you to own a piece of Montana at a great price along with all the recreational activities.**

**MLS 338208     \$489,000**

**Please call Tyler Mullaney to schedule a viewing at 406-491-3756**









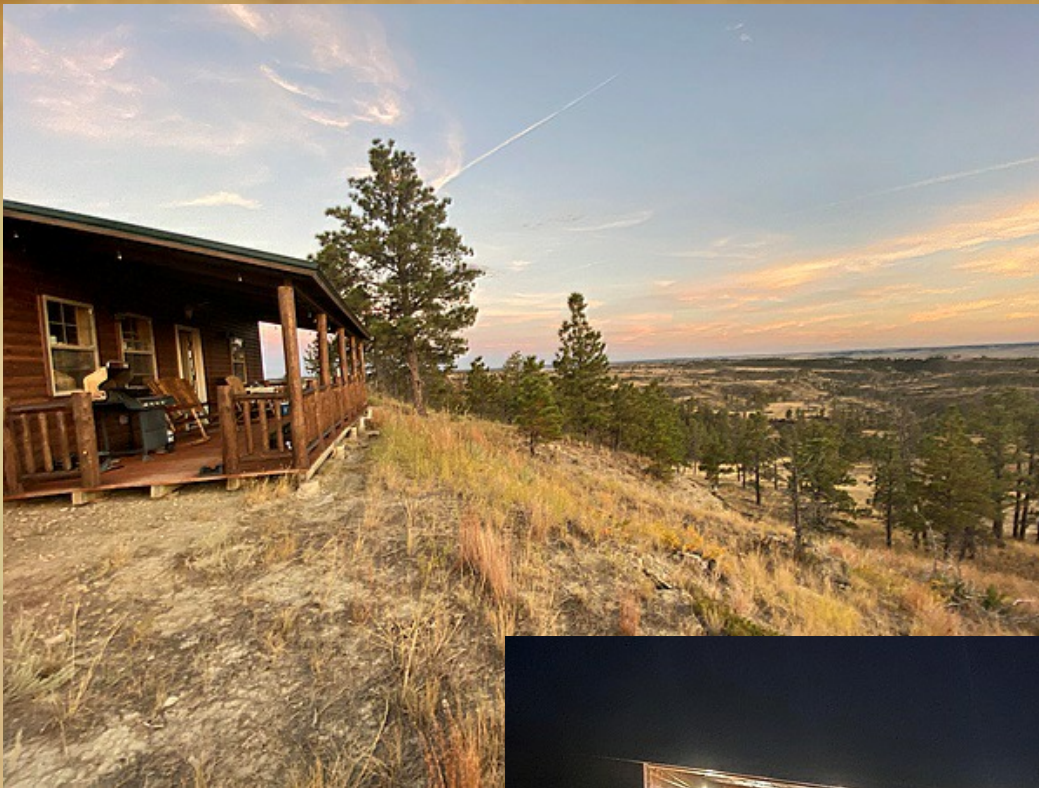


















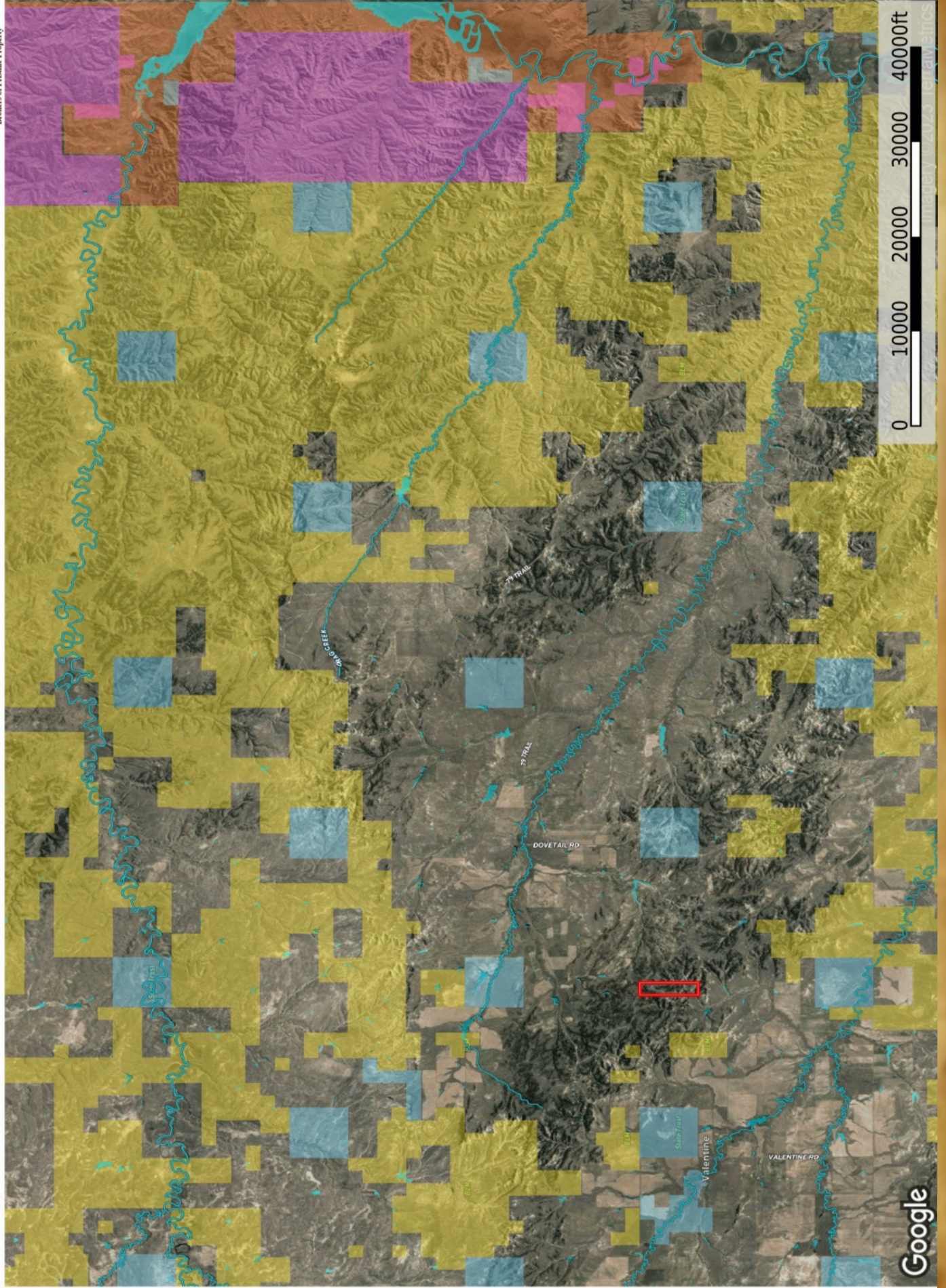








**Trophy Ridge Lane**  
Montana, 160 AC +/-





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