

# Kenyon Property

Phillipsburg, Montana

Granite County



**Amazing Views, Borders National Forest,  
Behind Gated Private Road, Trees, Wildlife,  
Cabin Site, Near Georgetown Lake &  
Discovery Ski Area**

**20 acres for \$189,800**

Montana mountain land with amazing views bordering National Forest near Georgetown Lake on a gated private road with elk and deer hunting and skiing near Discovery Ski Area.

This is high Montana mountain property yet it's only about 4 miles to pavement and about 7 miles from Montana's Georgetown Lake with all its great fishing and water sports. Georgetown Lake is well known and property here is highly sought after. This property isn't a small lot in those subdivisions down by Georgetown Lake though, and it doesn't have covenants or restrictions either. And you're up high where you've got distant views of Georgetown Lake and Echo Lake as well as Discovery Ski area which is only a few miles away. You've also got views of the peaks of the Anaconda Pintlar Mountains and Wilderness Area, the Sapphire Mountains, and the Flint Creek Mountain Range.



There's already a leveled site to build your new Montana mountain cabin on overlooking the slopes of the property as well as all those mountain and lake views, or simply camp and enjoy the great setting and the amazing views. There are several seeps and springs on the property that run seasonally. Perhaps they could be developed for water or to bring in more elk and deer.

That's not to mention the property borders the Beaverhead Deer Lodge National Forest. There are tens of thousands of acres right out the back door of the cabin you could build here on your very own property. There's a fantastic building site that's already been prepared with those amazing lake and mountain views and is ready to build that cabin out in the mountains you've always dreamed of. You're right out in prime elk and deer country as well as moose and other wildlife. You can hunt on your own property or take off on to all the National Forest lands right there next to you. There's lots and lots of high mountain country to hunt, hike and enjoy. And with a general tag for elk and deer as well as additional cow elk and doe deer tags, there is a lot of opportunity to take advantage of. That's not to mention all the high mountain lakes the Flint Creek Mountains hold that you can drive or hike to and fish to your heart's desire.



And this is an old mining claim so you can also plink around in hopes of striking it rich while you play on your new property. It's right where you'd be hanging out, so why not give it a try? You never know where you're going to find those gold nuggets that have been discovered in the area. Can you imagine what a find that would be? It's all part of the advantage of owning this great Montana property.



Being up at 7500 feet in elevation and almost level with Discovery Ski Area, the property gets a lot of snow and the road drifts in as well. It makes for a great recreational property for summer and fall use, or maybe ski or snowmobile in at times in the winter to get away for a weekend or two. There's plenty of opportunity for snowmobiling the trails in the area and there's lots of snow for cross country skiing. With Discovery Ski Area close by, it's easy to take advantage of the great downhill skiing too.



The property is about a mile behind a gated road with a Private Road Use Permit to access the gate and use the stretch of National Forest road behind it and then there are private easement roads from there right to the property. It's only about 4 miles down the dirt road and you hit the pavement and power near Discovery Ski Area and another 3 miles of pavement puts you at Georgetown Lake. From there you're only about 20 to 25 minutes to the communities of Phillipsburg or Anaconda Montana for food, gas and lodging. So, you're secluded and private on a gated road way up in the mountains, yet it's a short drive and you're back to civilization and all the amenities. It's the best of both worlds.





**To purchase or  
to learn more,  
call the owner,  
Steve Kamps, at  
406-461-6779.**

**[www.buy-montana-land.com](http://www.buy-montana-land.com)**

