



BULLS AND BUCKS RANCH

Sanders County, MT
+/- 3,010 acres

COMPASS LAND PARTNERS

LAND INVESTMENT

PORTFOLIO MANAGEMENT

LAND SALES

COMPASS LAND PARTNERS



BULLS AND BUCKS RANCH PLAINS, MONTANA 3,020+/- ACRES

LISTING AGENTS:

TANNER RAUK

406.830.6989

tanner@compasswestland.com

JOE SANGIMINO

406.407.4287

joe@compasswestland.com



THE ACREAGE EXPERTS

With over 30 years of combined experience, networking, and relationships built on trust, Compass Land Partners provides expert guidance in land investments and sales for institutional clients, direct investors, and private landowners. We support TIMOs, REITs, and trust managers with portfolio reviews, acquisitions, and strategic dispositions through our Compass South and Compass West Land Sales divisions.

For high-net-worth individuals, family offices, and pension funds, we offer a full-service approach — from acquisition analysis and timber marketing to property management. From valuation to closing, we manage every detail, delivering strategic solutions for successful land investments and sales.

SOLUTIONS FOR DIRECT LAND INVESTORS

Direct investors, including high-net-worth individuals, family offices, and pension funds, benefit from our full-service, detail-oriented approach. We handle the details that matter – thorough acquisition analysis, active timber marketing through Compass South Forestry, and comprehensive property management. With experience spanning timberland tracts, recreational retreats, luxury rural estates and ranches, and multi-state investment packages, CLP delivers strategic solutions adapted to evolving market conditions. Our comprehensive approach ensures seamless execution across all phases of the land investment lifecycle and provides clients with the expertise necessary to succeed in the real estate marketplace.

[LAND INVESTORS](#)[CONTACT US TODAY](#)

EXCEPTIONAL LAND BROKERAGE FOR BUYERS AND SELLERS

Compass Land Partners, partners with buyers and sellers to deliver a full-service, detail-driven approach to timberland, recreational properties, and rural estates. We handle every aspect of the transaction. From valuation and marketing to negotiation and closing, ensuring clients receive expert guidance and exceptional results.

With experience spanning diverse property types and markets, our team crafts tailored strategies for institutional investors, family offices, and individual landowners alike. Compass Land Partners provides seamless execution throughout every stage of the sales process, empowering clients with the insights and resources needed to navigate the land market with confidence.

[ABOUT LAND SALES](#)[VIEW ALL PROPERTIES](#)

BULLS AND BUCKS RANCH

EXECUTIVE SUMMARY

Encompassing approximately 3,010 acres in the panoramic mountain valley outside Plains, Bulls and Bucks Ranch is a premier hunting and recreational holding in northwest Montana. The property offers outstanding opportunities for elk, deer, bear and turkey hunting across diverse terrain, combining adventure, solitude, and accessibility in equal measure.

Three newly constructed, on-grid cabins complement the land's usability. Each is equipped with a water from a private well and septic system, together accommodating up to twelve guests. The cabins are ideally suited for hunting parties, family gatherings, or private retreats. Beyond the property, an access point to the Clark Fork River lies just minutes from the main entrance, offering smallmouth bass, walleye, rainbow trout and northern pike fishing, while numerous world-class trout streams and rivers are within an hour's drive.



BULLS AND BUCKS RANCH

AREA ATTRACTIONS

This area of Montana is celebrated for its unspoiled beauty, quiet mountain charm, and boundless outdoor adventure. Nestled in the Clark Fork River Valley, Plains offers a gateway to the vast wilderness of western Montana — a region known for its stunning peaks, pristine rivers, and abundant wildlife. From fishing and rafting on the Clark Fork River to hiking, horseback riding, and hunting in the surrounding mountains, recreation opportunities abound in every direction.

The charming town of Plains offers small-town friendliness with essential amenities, while the vibrant communities of Thompson Falls and Polson are less than an hour's drive away. The world-renowned Flathead Lake and Glacier National Park are both within a two-hour drive, offering world-class scenery and exploration. For winter sports enthusiasts, Lookout Pass Ski & Recreation Area and Snowbowl Ski Area near Missoula provide excellent skiing and snowboarding, both just over an hour away.



BULLS AND BUCKS RANCH

LOCALE

In addition to the area's outstanding fishing, the property sits within easy reach of the Lolo and Kootenai National Forests as well as thousands of acres of public BLM lands — a true paradise for outdoor enthusiasts seeking solitude, scenery, and adventure.

The ranch lies in a region celebrated for its striking mountain scenery and abundant wildlife. Though entirely private, it is only minutes from the conveniences of Plains, with Missoula International Airport about an hour to the south and Kalispell roughly ninety minutes north. If you want to entertain out of state guests than Glacier National Park is only a 2 hour drive north.



BULLS AND BUCKS RANCH

MAIN LODGE

- +/- 1750 Square Feet
- Built in 2023
- 3 Bedrooms / 1 Bathrooms
- Utilities: Electric, Well Water, Septic System



- Wrap around porch
- 2nd Story Porch
- 750+/- Square Feet upstairs
- Wood Stove



BULLS AND BUCKS RANCH

MAIN LODGE



BULLS AND BUCKS RANCH

GUEST CABIN #1 - 1Bed 1Bath



BULLS AND BUCKS RANCH

GUEST CABIN #2 1Bed 1Bath



BULLS AND BUCKS RANCH

ACREAGE

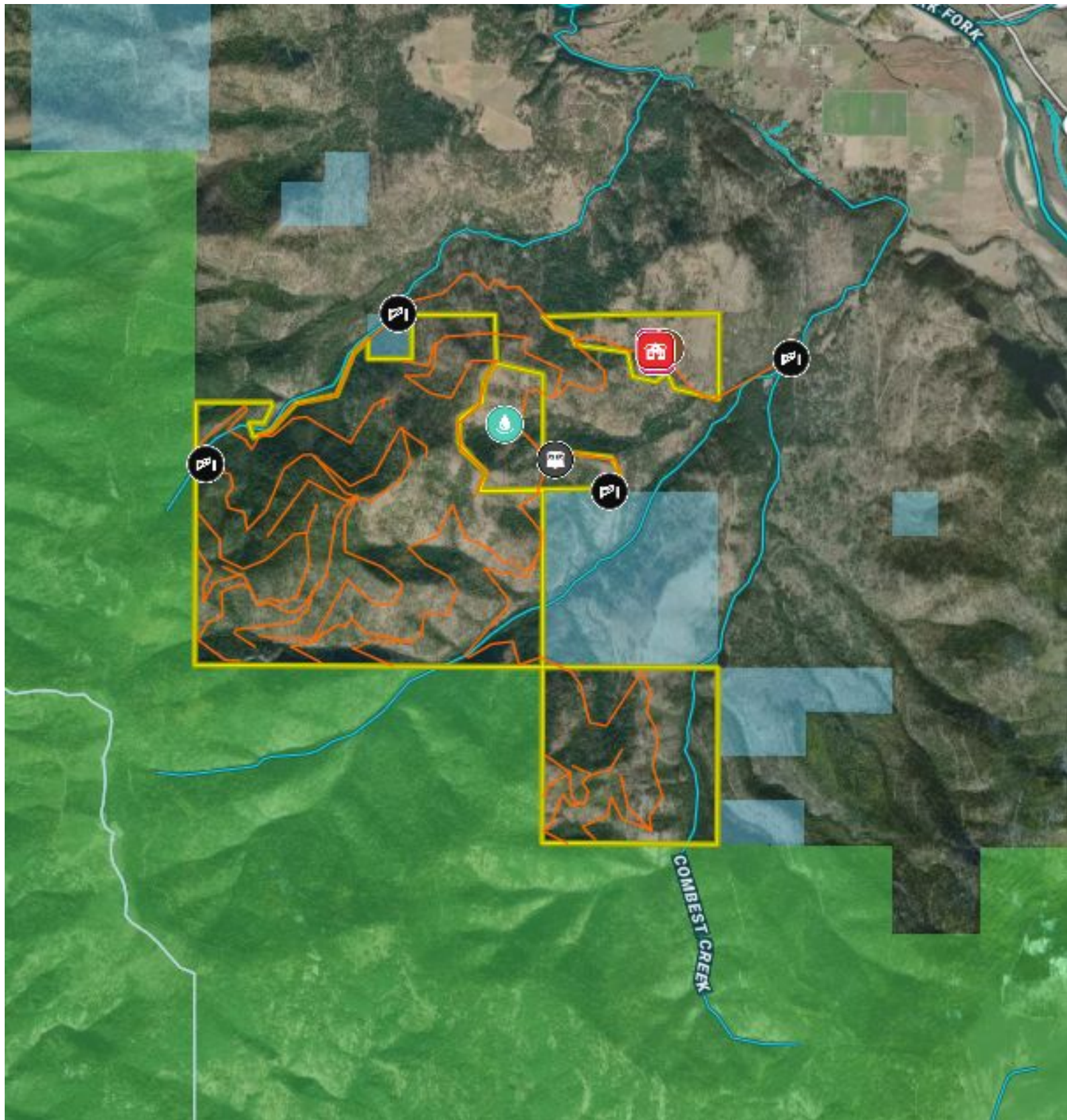
Encompassing approximately 3,010± acres of wildlife-rich mountain terrain, this extraordinary property offers a rare combination of size, diversity, and natural beauty. The land features a mix of varying slopes, drainages, and open meadows with healthy stands of native grass and timber, creating ideal habitat for elk, mule deer, whitetails, bears, grouse, and turkeys.

Multiple water features enhance the landscape, including a spring-fed pond, frontage along Miller Creek, and valuable water rights — a true rarity in Montana mountain holdings. Tens of miles of established internal roads provide excellent access throughout the property, which borders national forest on multiple sides, offering unmatched privacy, recreation, and direct access to endless public land adventures.



BULLS AND BUCKS RANCH

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BULLS AND BUCKS RANCH

ELEVATION

Low: +/- 2,760

High: +/-
5,000



BULLS AND BUCKS RANCH

SPRING FED POND



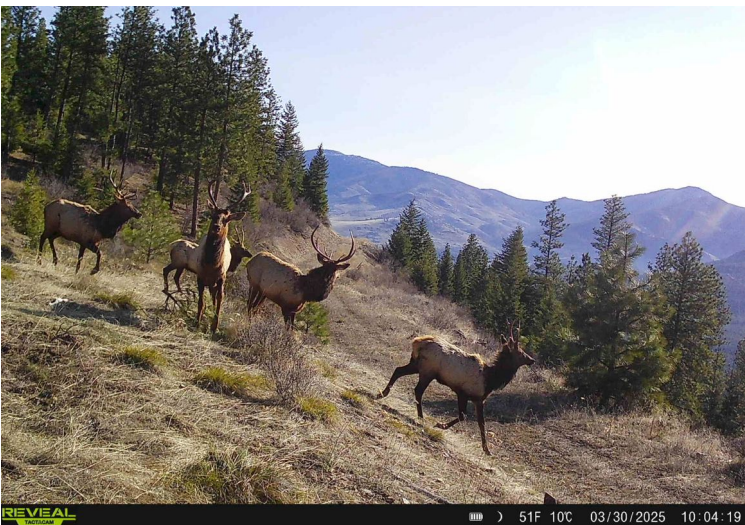
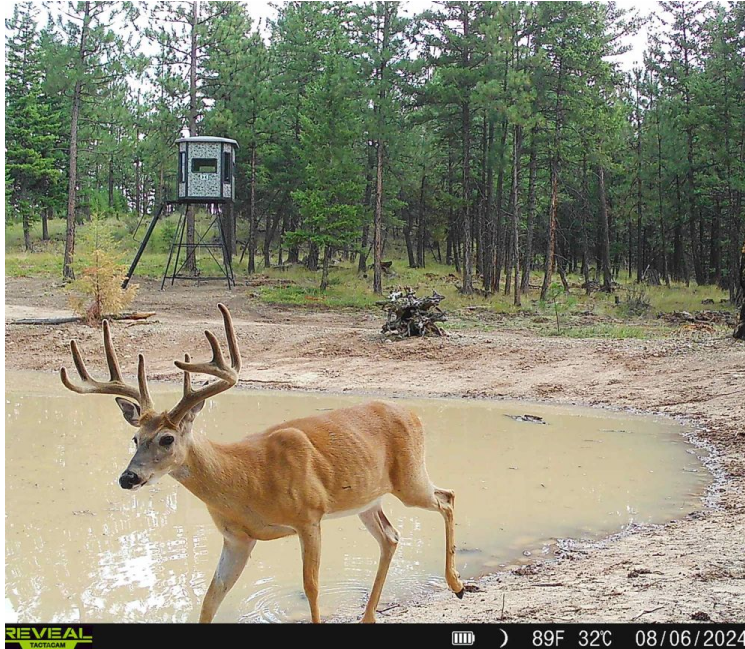
BULLS AND BUCKS RANCH

HUNTING HISTORY



BULLS AND BUCKS RANCH

HUNTING HISTORY



BULLS AND BUCKS RANCH

CLARK FORK RIVER

A short drive down the road from the Ranch, the Clark Fork River offers outstanding trout fishing, known for its healthy populations of wild browns, rainbows, and native cutthroat. Anglers regularly hook trout over 20 inches, especially in stretches below Rock Creek and the Blackfoot River. Consistent hatches of stoneflies, mayflies, and caddis make for excellent dry-fly action through the seasons. With its scenic setting and strong, wild fish, the Clark Fork stands out as one of western Montana's most rewarding trout fisheries.

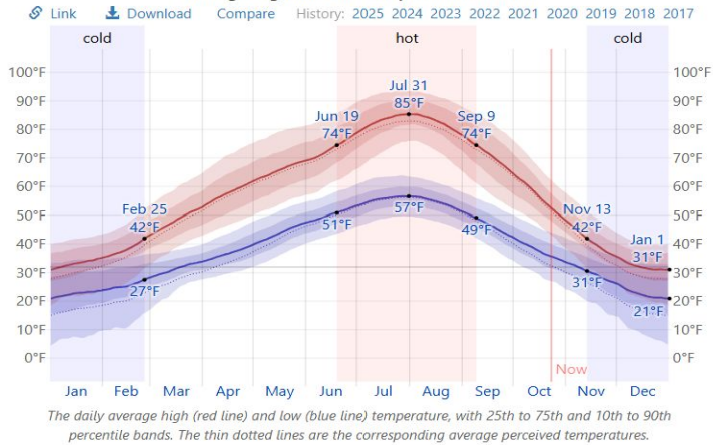


BULLS AND BUCKS RANCH

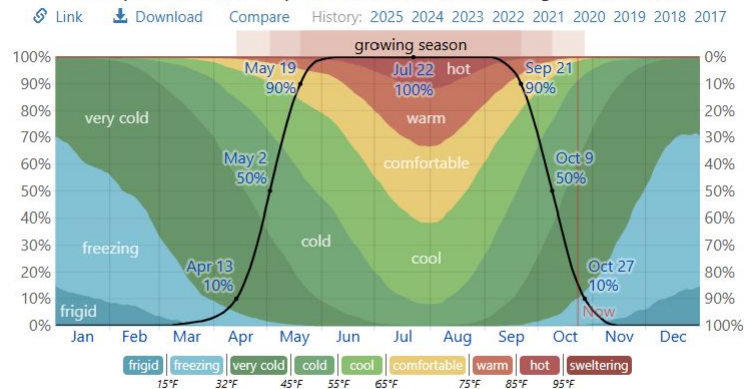
AVERAGE CLIMATE FOR PLAINS, MT

*Based on data obtained from
weatherspark.com*

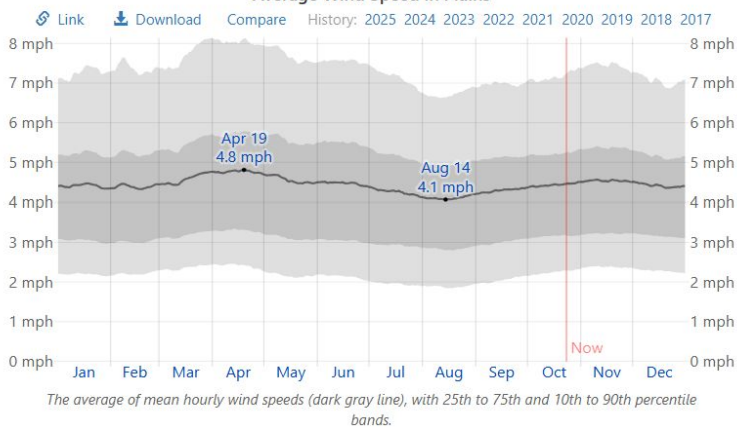
Average High and Low Temperature in Plains



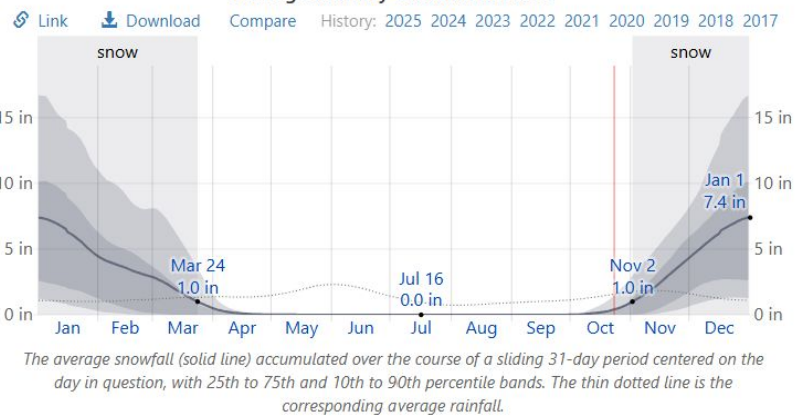
Time Spent in Various Temperature Bands and the Growing Season in Plains



Average Wind Speed in Plains



Average Monthly Snowfall in Plains



BULLS AND BUCKS RANCH

Water Rights

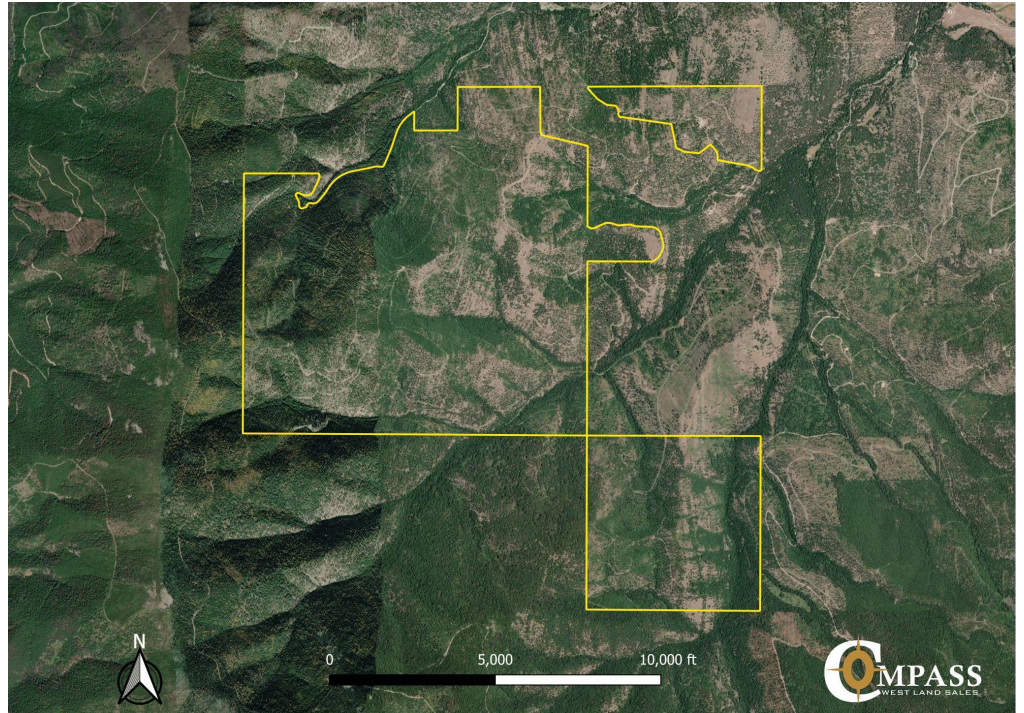
Bulls and Bucks Water Rights					
Water Right Number	Purpose	Usage	Carrying Capacity	Source Name	Period of Diversion
76N 115859-00	Stock	30 GPD Per Animal Unit	Reasonable Carrying Capacity	Miller Creek	June 1st to October 15th
76N 115902-00	Stock	30 GPD Per Animal Unit	Reasonable Carrying Capacity	Combest Creek West Fork	June 1st to October 15th
76M 115857-00	Stock	30 GPD Per Animal Unit	Reasonable Carrying Capacity	Tributary of West Fork Combest Creek	June 1st to October 19th
76M 30170925	Domestic, Lawn & Garden, Stock	35 GPM	N/A	Developed Spring	January 1st to December 31st
76M 115857-00	Stock	1500 GPD	50 Cattle	Miller Creek	June 1st to October 15th
GWIC ID: 328225	Domestic	10 GPM	140 foot deep well	Ground	January 1st to December 31st



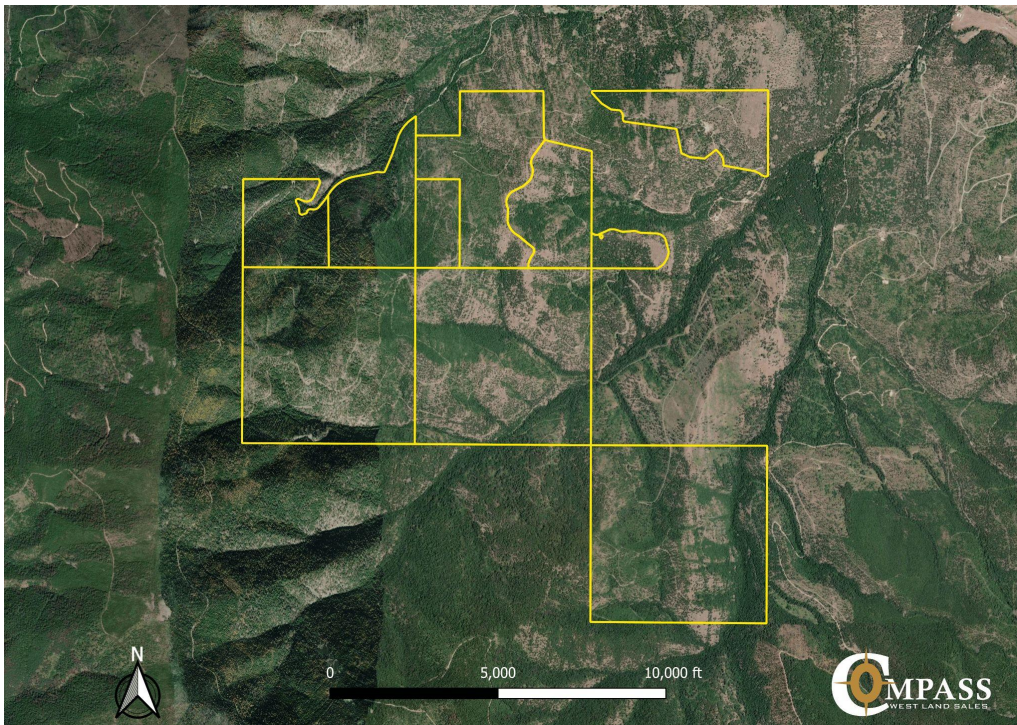
BULLS AND BUCKS RANCH

GIS Map

Full Property



Legal Boundaries



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TAILORED LAND STRATEGY

Building on 30 years of collective networking and relationships built on trust, we cater to TIMOs, REITs, Trust Managers, and other investment fiduciaries:

Portfolio Review: Our team frequently conducts comprehensive portfolio reviews to help clients realize and enhance real estate value. We leverage our deep understanding of current land market dynamics to identify profitable opportunities.

Acquisition Due Diligence Support: Our team acts as your trusted "boots on the ground," providing field verification and insights into timberland acquisition by identifying potential issues and opportunities. This ensures you remain competitive in your investment pursuits.

Disposition Strategy: We focus on crafting effective disposition strategies to meet your investment objectives. Our integrated land sales platforms, Compass South Land Sales and Compass West Land Sales, deliver regionally focused expertise for both marketed or off-market sales. We provide solutions ranging from broad advertising exposure to direct buyer outreach, meticulously planning each transaction for maximum impact.

[DISCUSS PORTFOLIO MANAGEMENT](#)





The buyer is responsible for performing their own due diligence. Buyer and buyer's agent to verify all information. All information is from sources deemed reliable but not guaranteed by Compass West Land sales or its agents. Information subject to change without notice. All prospective purchasers and agents should check for accuracy regarding all statements contained herein to their satisfaction. If the Buyer has any questions concerning this transaction, they should seek representation or counsel at their own expense. Listing agent/broker does not warrant or guarantee information provided, subject to change at any time.

RANCHES | FARMS | LUXURY ESTATES

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