

**BIG SANDY, MT**  
**CHOUTEAU CO.**  
**\$675,000**



## DESCRIPTION

The Missouri Breaks Hunting Camp is a 488 acre outdoorsman's paradise. It lies at the boundary where north central Montana's vast rolling agricultural lands drop into the deep coulees, canyons, and breaks carved from the waters of the Missouri River and its tributaries. One such tributary, Birch Creek, runs year round and meanders over a mile through the north side of the property on its way to the Missouri River. Amongst the many coulees, draws, drainages, creek bottoms, and benches one will find healthy populations of mule deer and big horn sheep as well as other wildlife. The hunting opportunities for these resident animals is what sets this offering apart. Historically the owners have seen upwards of 50 deer with a dozen bucks in a given day. This area is known for quality bucks and potential world record caliber rams. The hunting opportunities and wildlife numbers could easily be improved with the potential development of food plots on over 50 acres of high flat benches throughout the property. Much of the public land bordering the property are landlocked or accessible to only the most dedicated public land hunters. This seemingly extends the boundaries of the deeded ground and allows for ample uninterrupted adventures. The bordering private lands are made up of large legacy ranches and farms making this opportunity to purchase a smaller size parcel in this area rare. A seasonally maintained county road cuts through the property and dead ends shortly after providing easy access during the summer months and hunting season, while keeping traffic to a minimum. This land has changed little the homesteading days and provides an incredible setting for hunting, adventure, rest, and escaping it all. You won't want to miss an opportunity to purchase such a rare offering.

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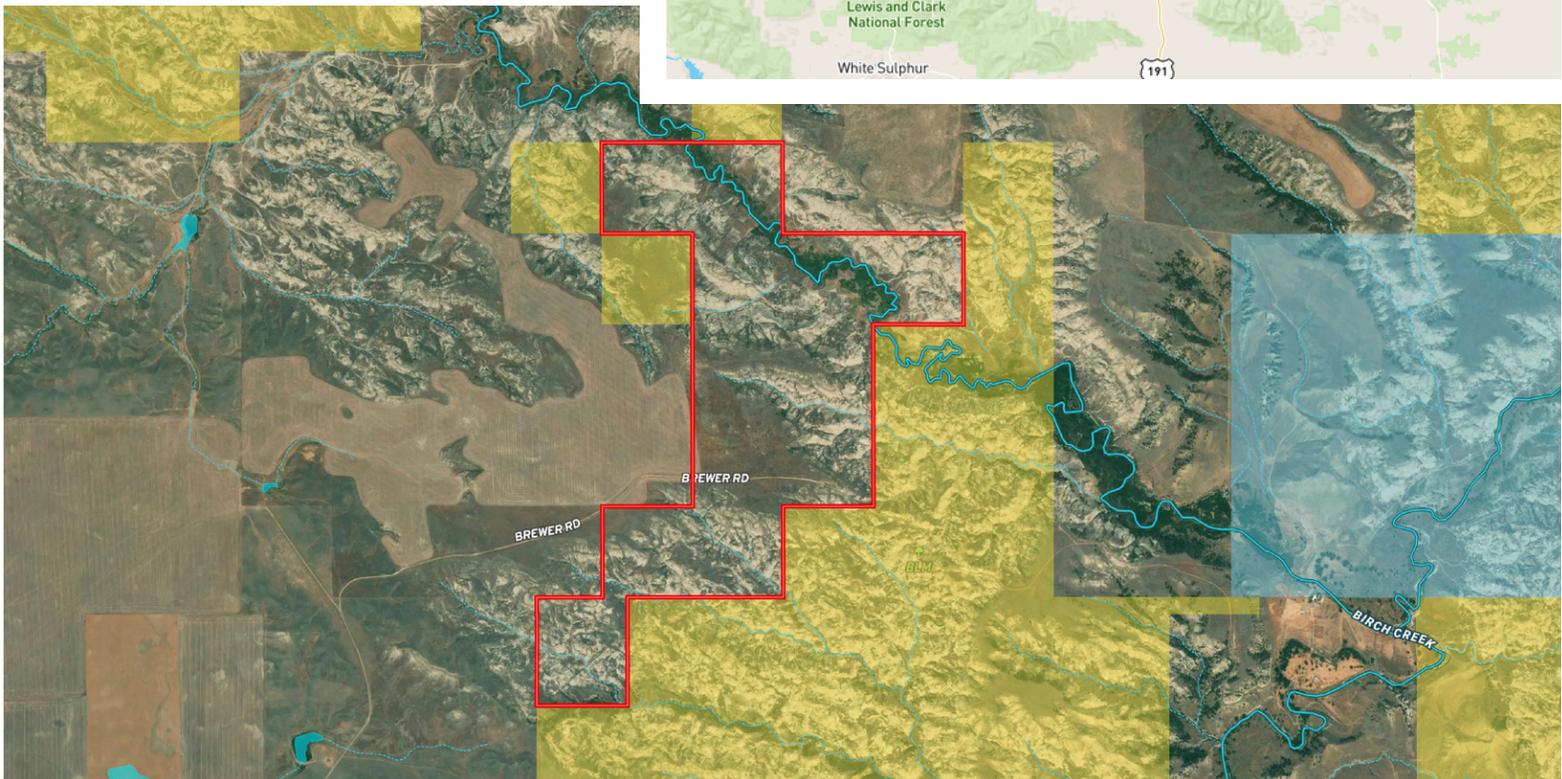
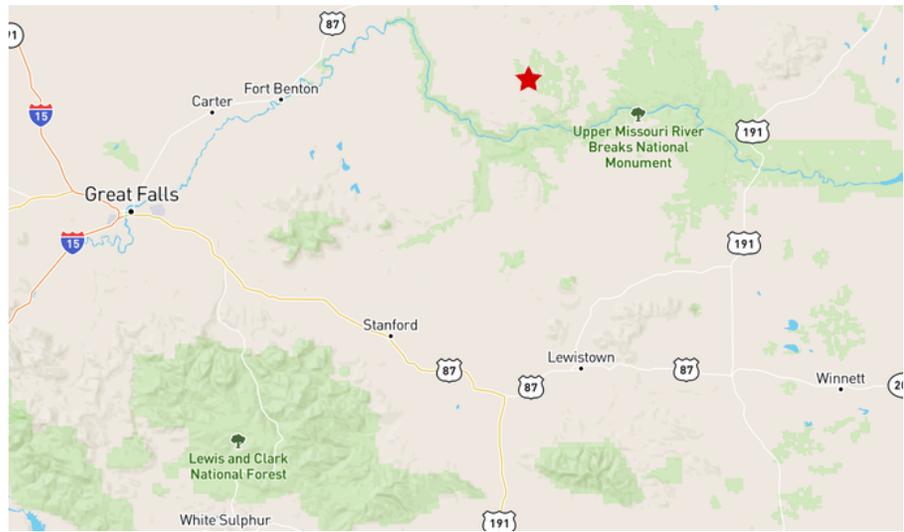


## QUICK FACTS

- Approximately 488 deeded acres
- Borders thousands of acres of public lands
  - Some of which is inaccessible to general public
- Over one mile of the meandering Birch Creek
- Large numbers of mule deer with good trophy potential
- Resident Trophy Big Horn Sheep
- Sharp-tails, huns, and other upland birds common
- Over 50 acres of potentially tillable flats
  - Perfect locations for food plots
- Access via seasonably maintained county road
- Fiber optic internet and Verizon cell service available
- No available power, off grid only
- Estimated 2023 taxes: \$166.90

## LOCATION

- TBD Brewer Road, Big Sandy, MT
- Chouteau, County
- The property is 38 Miles SE of Big Sandy and 120 Miles (2 hrs) to the closest commercial Airport and amenities of Great Falls. The final 10 miles to the property are gravel.
- Lewistown is 86 miles to the south, 48 miles of which are gravel.



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## PROPERTY INFORMATION

### WILDLIFE RESOURCES

- Mule Deer are the most common wildlife resident of the property. Historically the owners have seen upwards of 30-50 different deer and over a dozen bucks in a day. It is likely to see bucks scoring 160" range with 170"-180" and a rare 200" buck possible in the area.



- There are also resident Big Horn Sheep on the land. This area is known for potential world record quality rams and it is not uncommon to see a few large rams in a given day.
- Sharptail's and huns frequent the property.
- Antelope are occasional visitors and although elk have not been seen on the property, their numbers in the region are growing and there are groups in the lower and upper portions of Birch Creek.



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## LANDSCAPE

- For its size the property has a very diverse landscape with many coulees, draws, flats, benches, rolling hills, drainages and a main creek bottom. All which cumulate into the perfect wildlife habitat.
- Plant life on the property includes mostly native grasses, sage, junipers. There are also some scattered cottonwood trees, ponderosa pines, willow brush, and more.



## AREA AMENITIES

The property has many other recreational opportunities and amenities within a few hours drive, including, the Judith Landing on the Missouri River, the Upper Missouri River Breaks National Monument, the Charles M Russel National Wildlife Refuge, the Bear Paw Mountains, the community of Winifred and its seemingly out of place high end hotel and steakhouse, the town of Lewistown, Montana's central economic and cultural hub, the city of Great Falls, the town of Havre, Chase Hill Outfitters, and much more.



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## IMPROVEMENTS

- The property has a pier foundation installed for a planned, but unbuilt dry cabin.
- There is a fire pit near the future dry cabin location
- No power is available, generator or solar power would be required.
- The property is partially fenced, mostly along the west boundary.
- There is fiber optic internet available on the property.
- Cell phone service with Verizon is strong along Brewer Road and other high points on the property.



## WATER RESOURCES

- The property boast over a mile of the meandering Birch Creek that has historically run year round. There are even signs of beaver activity along the creek.
- The property does not possess any water rights or have any wells, stock tanks, or reservoirs.



## MINERAL RIGHTS

- All mineral rights the owner possesses, if any, will transfer with the sale of the property, but the actual ownership of the mineral rights is unknown and must be independently verified.
- A Gorgosaurus (similar in appearance to a T-Rex) was found only a few miles down Birch Creek on a bench above the creek. In Montana, fossils are not minerals and are owned by the surface estate, unless expressly recorded otherwise. Fossil rights will transfer with the property, but must be independently verified.

SCAN FOR LISTING  
WEBPAGE



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