

FOR SALE

BOZEMAN HUNTERS HIDEAWAY



SAGE
LAND COMPANY



MAUDLOW, MT
GALLATIN Co.
\$4,299,000

DESCRIPTION

Looking for the perfect Montana hunting property to check your boxes? Under an hour to Bozeman? Check. End-of-the-road solitude? Check. Expansive views stretching across Montana's wild country? Check. Consistent big game? Absolutely. A renovated off-grid cabin to anchor it all? Check. You could keep going, but the truth is properties like this rarely come available, especially one located just 28 miles from the Bozeman airport and under an hour from downtown. Spanning approximately 654 acres, this ranch offers a compelling blend of diverse terrain, from timbered draws and sun-soaked ridges to over 200 acres of productive tillable ground well-suited for food plots and habitat enhancement. Three natural springs, thoughtfully developed and associated stock tanks, provide reliable water sources that support both livestock use and a strong, consistent wildlife presence. The topography strikes a rare and highly desirable balance, varied enough to hold game year-round, yet open enough to hunt effectively, allowing animals to feed, rut, and bed with a sense of security that keeps them coming back to the ranch. Decades of successful harvests speak for themselves, with a proven track record of quality and trophy mule deer, whitetail deer, elk, and other game species frequenting the ranch. Tucked at the end of the road and surrounded by vast legacy ranches, the privacy here is genuine and increasingly difficult to find. A renovated off-grid cabin lies in the most private corner of the property, simple, purposeful, and exactly what it should be, offering the perfect place to unwind after a day on the land or temporary accommodations as you build your dream cabin. The ranch is further protected by a conservation easement, preserving its peaceful character and open landscape for generations to come. Very few properties of this caliber and location ever reach the market, particularly in the highly sought-after foothills of the Bridger Mountain Range, making this a rare opportunity to own a truly special piece of Montana that delivers seclusion, accessibility, and many sporting endeavors without compromise.

406-580-3888
406-544-8455

SAGE
LAND COMPANY

ty@sagelandco.com
scott@sagelandco.com

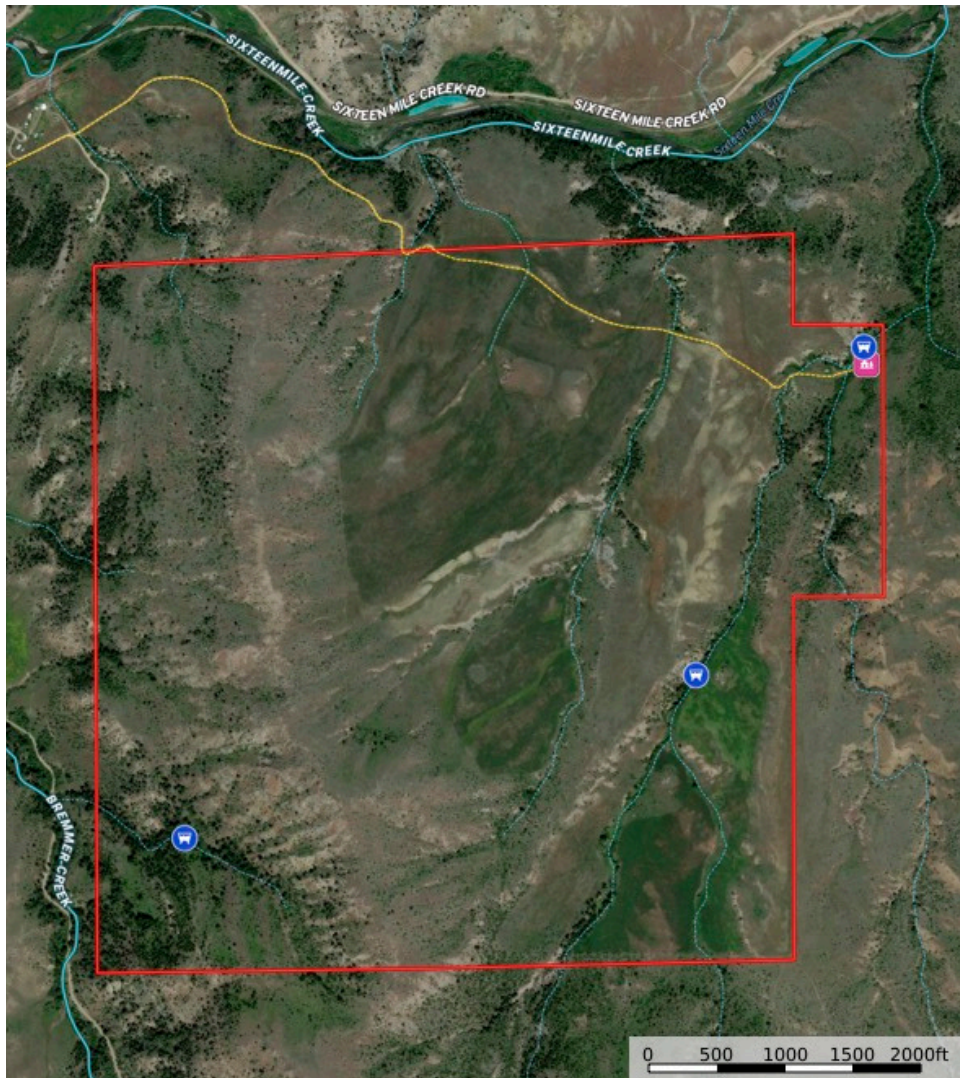


QUICK FACTS

- Approximately 654 deeded acres
- Approximately 230 tillable acres
- 571 sq/ft off grid cabin
- Private access easement providing end of the road privacy
- Conservation Easement
- 10 acre building envelope
- 3 developed springs
- Perimeter fenced
- 1 small grain bin, used for storage
- Utility shed
- Utilities easement in place
- Developed spring for domestic water
- Property tax \$776.07 in 2025

LOCATION

- Maudlow, Montana
- Gallatin County
- 28 miles north of Bozeman
Yellowstone Airport and Belgrade, MT
- 36 miles to downtown Bozeman, MT
- 26 miles to nearest groceries and
supplies in Manhattan, MT
- 85 miles to Big Sky, MT



406-580-3888
406-544-8455

SAGE
LAND COMPANY

ty@sagelandco.com
scott@sagelandco.com

WILDLIFE RESOURCES

The property supports a strong and diverse population of wildlife, highlighted by trophy elk, mule deer, and whitetail deer, along with black bear and other non-game species. Located in Hunting District 393, it lies within a general license area for both deer and elk—offering a highly desirable opportunity for consistent and accessible hunting without the uncertainty of draw tags.



Decades of successful harvests speak to the ranch's proven hunting history. Surrounded by large, legacy ranches with minimal hunting pressure, the area functions as a natural refuge where game can mature and thrive. This low-pressure environment helps maintain trophy-quality animals while supporting healthy, growing populations that consistently utilize the property.



406-580-3888
406-544-8455

SAGE
LAND COMPANY

ty@sagelandco.com
scott@sagelandco.com

LANDSCAPE

The landscape is defined by a dynamic mix of rolling terrain, featuring timbered draws, a prominent high ridge dark timber pockets, and gentle sloped flats well-suited for crop production. Vegetation is equally diverse, with stands of juniper, douglas fir, and ponderosa pine interspersed among native grasses and sagebrush, creating ideal structure for both wildlife habitat and agricultural use.



AREA AMENITIES

There are a wide range of recreational and lifestyle amenities within a hour drive of the ranch. Bozeman delivering year round dining, shopping, and cultural amenities, Missouri Headwaters State Park offerings boating and fishing, and the Bridger Mountains provide multiple hiking opportunities. Just a little further, White Sulphur Springs provides small-town charm along with dining and natural hot springs. Bridger Bowl provides some of Montana's most authentic skiing, while Big Sky Resort offers world-class terrain and four-season adventure.

406-580-3888
406-544-8455

SAGE
LAND COMPANY

ty@sagelandco.com
scott@sagelandco.com



IMPROVEMENTS

The ranch boasts a renovated 517± sq/ft off-grid cabin with beds for 6, shower, composting toilet, and kitchenette, offering a comfortable and functional basecamp. Additional infrastructure includes a grain bin used for valuables storage, a utility shed, perimeter and cross fencing. The property also features a couple historic homestead structures that, while no longer usable, add character and a sense of the land's heritage. An additional single-family residence within the designated 10-acre building envelope may be constructed. The access easement allows for power to be brought to the property if desired.

WATER RESOURCES

Water resources on the property are anchored by three developed natural springs, each feeding established stock tanks that provide reliable, year-round water for both livestock and wildlife. In addition, a small rubber-lined pond enhances water storage capacity, further supporting habitat quality and overall ranch functionality.



MINERAL RIGHTS

All mineral rights owned by the Seller, if any, will transfer to the Buyer at closing. The Seller makes no representations or warranties regarding the extent or validity of such ownership. 50% of the mineral rights were reserved by the previous owner, the Seller has no further specific knowledge of the mineral estate associated with the property. Buyers are encouraged to conduct their own due diligence, including a mineral title search, to verify mineral interests. The existing conservation easement may prohibit surface disturbance and mineral extraction activities, even if valuable minerals are present and ownership is confirmed.

406-580-3888
406-544-8455

SAGE
LAND COMPANY

ty@sagelandco.com
scott@sagelandco.com

SCAN FOR LISTING
WEBPAGE



SCOTT SCHULZ

**BROKER
CO-OWNER**

**PHONE: (406) 544-8455
EMAIL: SCOTT@SAGELAND.COM**

SAGELANDCO.COM



TY HEAPS

**BROKER
CO-OWNER**

**PHONE: (406) 580-3888
EMAIL: TY@SAGELAND.COM**



This entire Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by the Sellers. Information regarding land classifications, acreages, carrying capacities, crop yields, potential profits, hunting districts and regulations, etc., are intended only as general guidelines and have been obtained from sources deemed reliable; however, accuracy is not warranted or guaranteed by the Sellers or Swan Land Company. Prospective Buyers should verify all information to their sole and complete satisfaction.



406-580-3888
406-544-8455

SAGE
LAND COMPANY

ty@sagelandco.com
scott@sagelandco.com