

An aerial photograph of a ranch in Montana. The foreground is dominated by a large, vibrant green field with distinct, curved furrows from a tractor. In the middle ground, a two-story brown house with a blue roof and white trim is situated on a grassy slope. The background consists of rolling hills covered in a dense forest of evergreen trees. The sky is clear and blue. The text 'ELK RICH RANCH' is overlaid in large, white, bold, sans-serif font, with 'VALENTINE, MONTANA' in a smaller, white, sans-serif font below it.

# ELK RICH RANCH

VALENTINE, MONTANA



## OVERVIEW

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Elk Rich Ranch encompasses 730± deeded acres plus 300± BLM lease acres, positioned along a well maintained, easily accessible road roughly one hour from Lewistown. Located in the heart of Hunting District 410, the ranch sits in one of eastern Montana's most coveted big game regions renowned for trophy class elk, mule deer, antelope, turkey and upland birds.

This is a turnkey hunting ranch with strong water resources, 417± acres of productive tillable ground, currently in winter wheat, spring wheat and fallow. The ranch offers wildlife numbers that border on unbelievable. Elk frequent the property in large herds, drawn by abundant feed, cover, water, and minimal pressure. A beautifully crafted cabin sits on a timbered point with sweeping panoramic views, offering privacy and comfort just a mile off the county road.





## DETAILS

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- 730± deeded acres plus 300± BLM lease acres, located about an hour from Lewistown and the Lewistown Airport (43 miles paved, 17 miles excellent county gravel). Billings commercial airport is about two hours away.
- 417± acres of tillable land per FSA records, currently in grain and improved pasture mixes. Other proven crops include barley, oats, wheat, millet, and alfalfa.
- Multiple water sources: seasonal ponding on the south end, a developed spring on the north end, and a cistern fed tanks near the cabin.
- 2020 cabin with 1,024 sq ft on the main level plus a 205 sq ft loft. Features 2 bedrooms, 1 full bath, quality finishes, and abundant natural light.
- Excellent pasture and cropland conditions create a high nutrition wildlife magnet, supporting large resident elk herds along with mule deer, antelope, turkey, and upland birds.
- Offered at \$3,874,000.





# CABIN

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Situated just one mile off the country road via a well-maintained gravel drive, this cabin sits beautifully elevated above the cropland and nestled into the timber.

Built for low maintenance, the cabin features a full foundation with a crawl space, a durable metal roof, and metal siding. Inside, you are greeted by an open concept living room and kitchen beautifully crafted with knotty hickory, while a versatile loft provides additional living and sleeping space.

A wall-mounted mini-split for electric heat and AC, complemented by a wood burning stove. The property is fully powered via Fergus Electric and serviced by a 6,700-gallon water cistern.





## MANAGEMENT AND HUNTING

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Beyond the cabin, the true jewel of this property is the land itself. The ranch has been meticulously managed for wildlife habitat for years, establishing it as a premier, walk-in-ready opportunity for a sportsman. Year of thoughtful stewardship have created an ideal sanctuary with excellent water resources, bedding cover, and diverse terrain. As a result, the property consistently produces world-class hunting opportunities, with a proven track record of trophy-quality elk, mule deer, and antelope harvested directly on the land. Whether you are looking for a private hunting retreat or an elite recreational property, all the hard work has already been done.







**PRICE \$3,874,000**

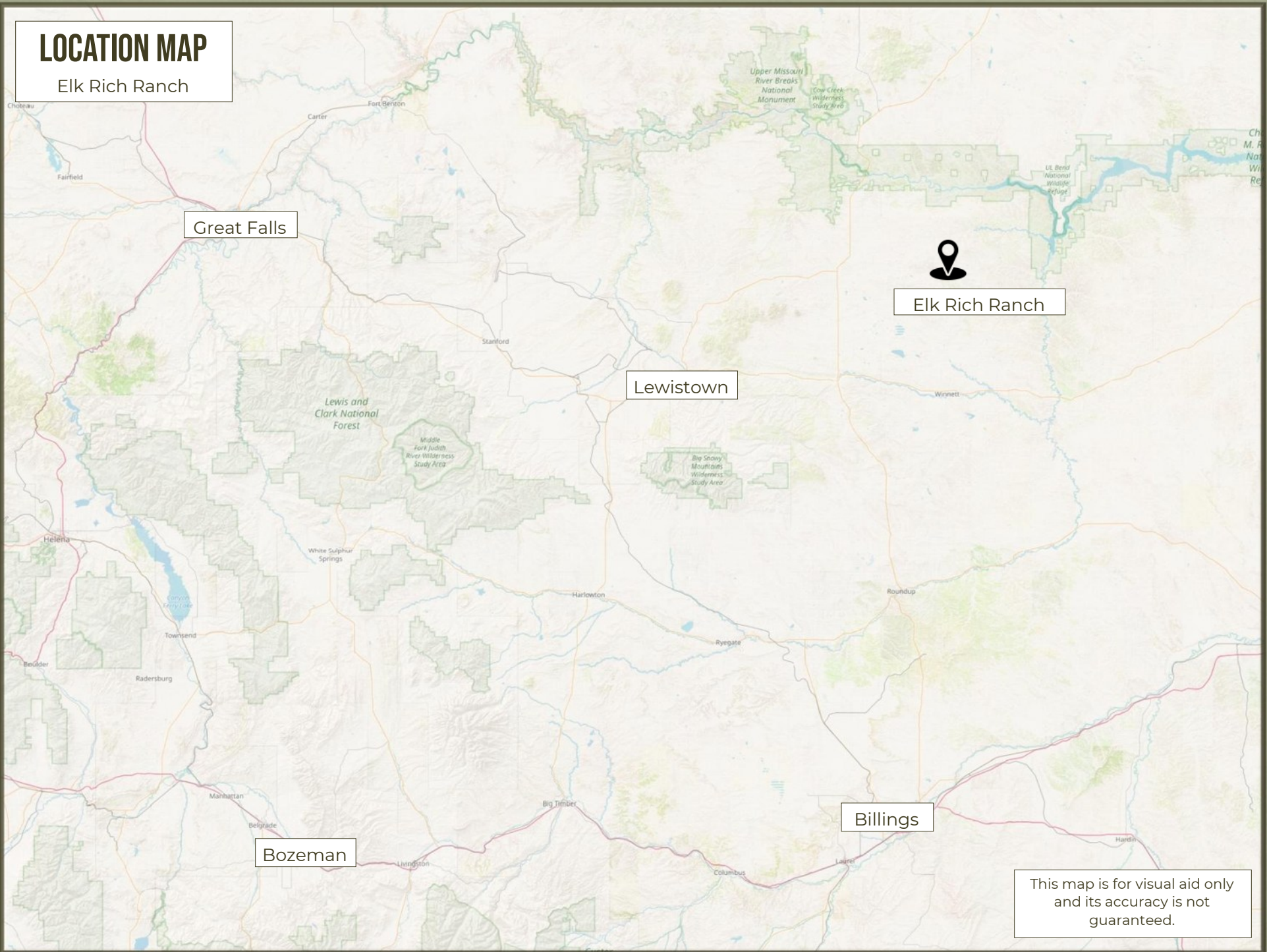
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# LOCATION MAP

Elk Rich Ranch



Great Falls

Elk Rich Ranch

Lewistown

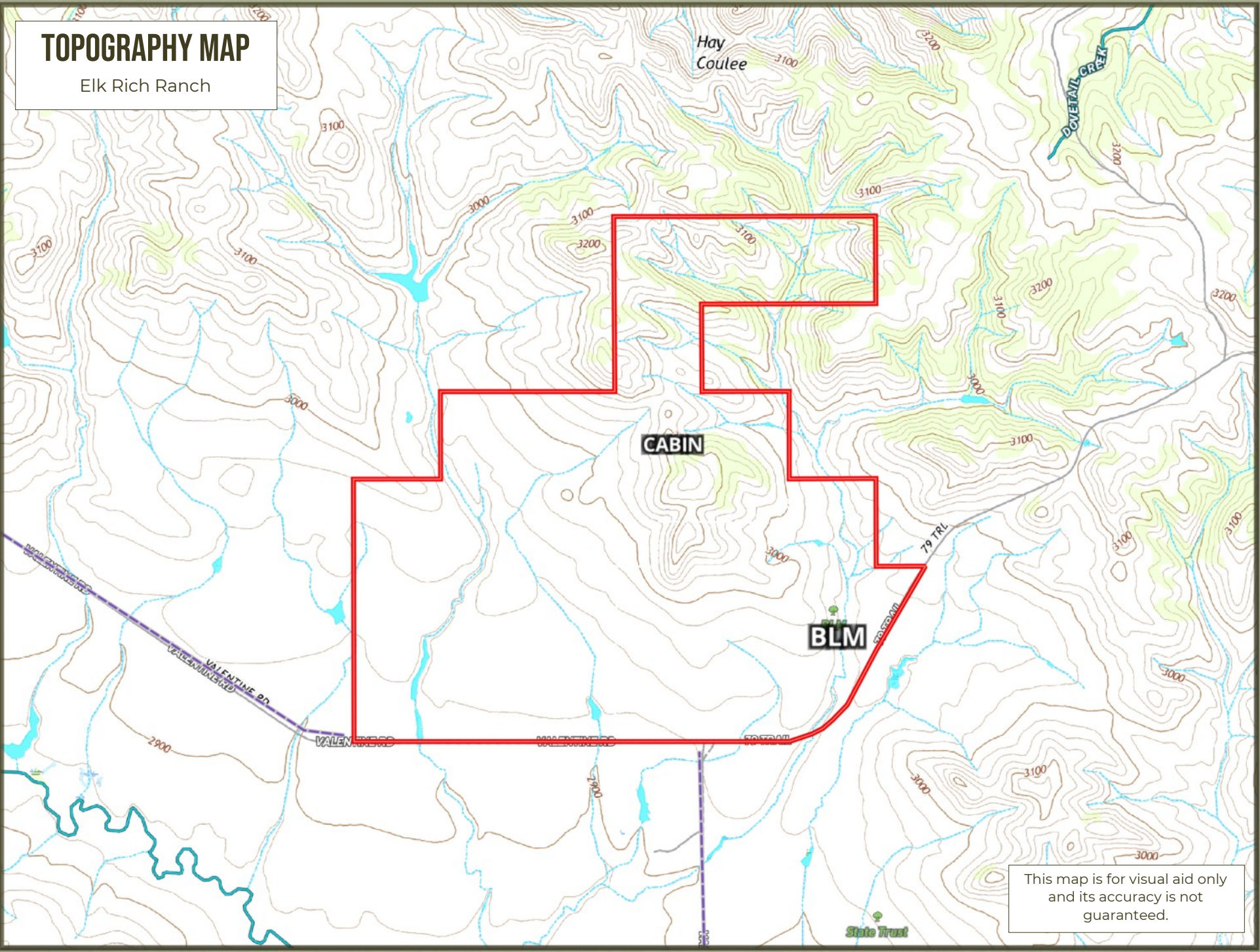
Billings

Bozeman

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# TOPOGRAPHY MAP

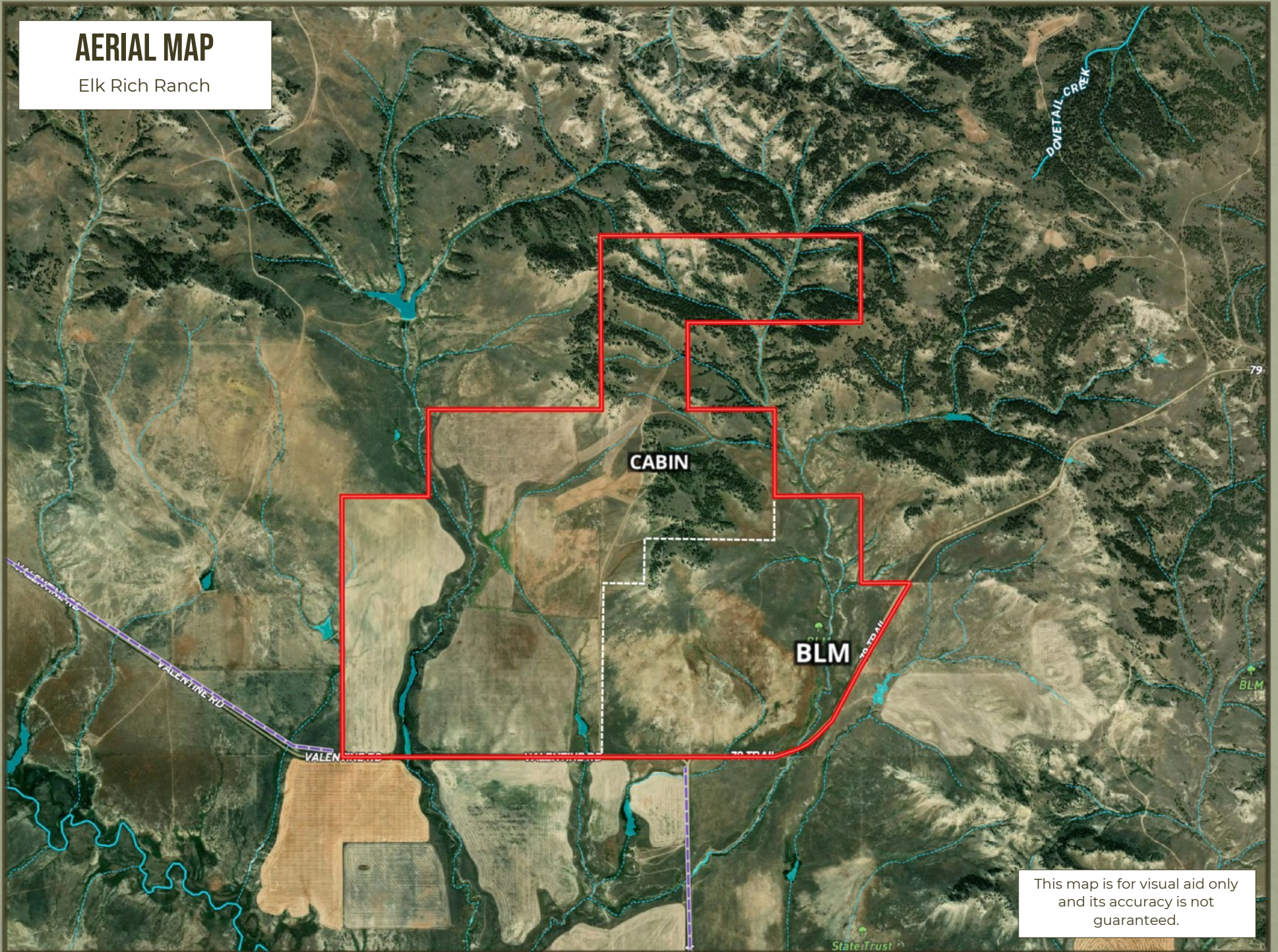
Elk Rich Ranch



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# AERIAL MAP

Elk Rich Ranch



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