

# ELK RICH RANCH

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Offered at \$3,874,000



  
**PHILLIPS**  
EST. 1982  
**REALTY**



## 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, and 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, abundant natural light, and tasteful furnishings.
- 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.



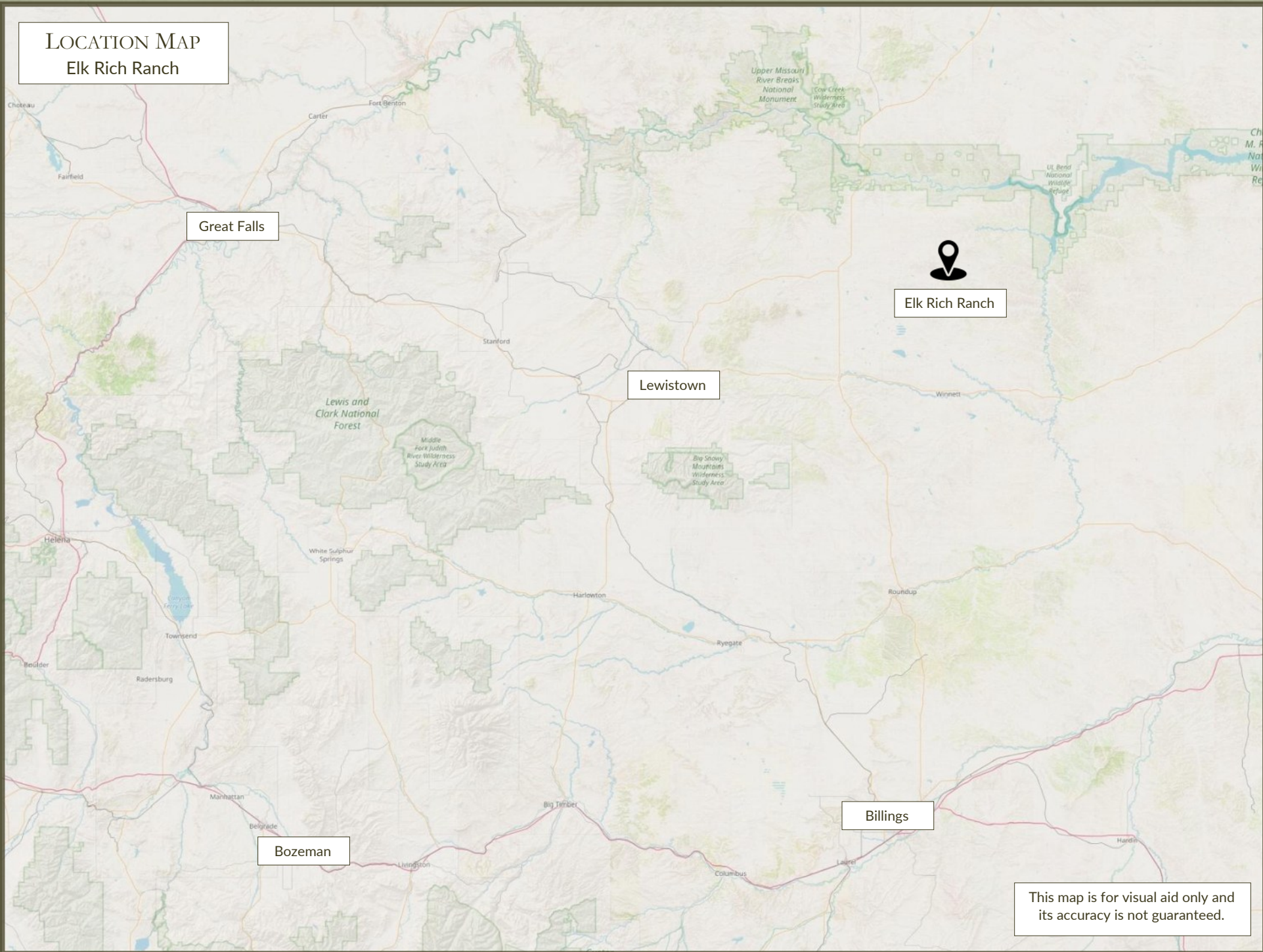


**PRICE \$3,874,000**

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LOCATION MAP  
Elk Rich Ranch



Great Falls

Elk Rich Ranch

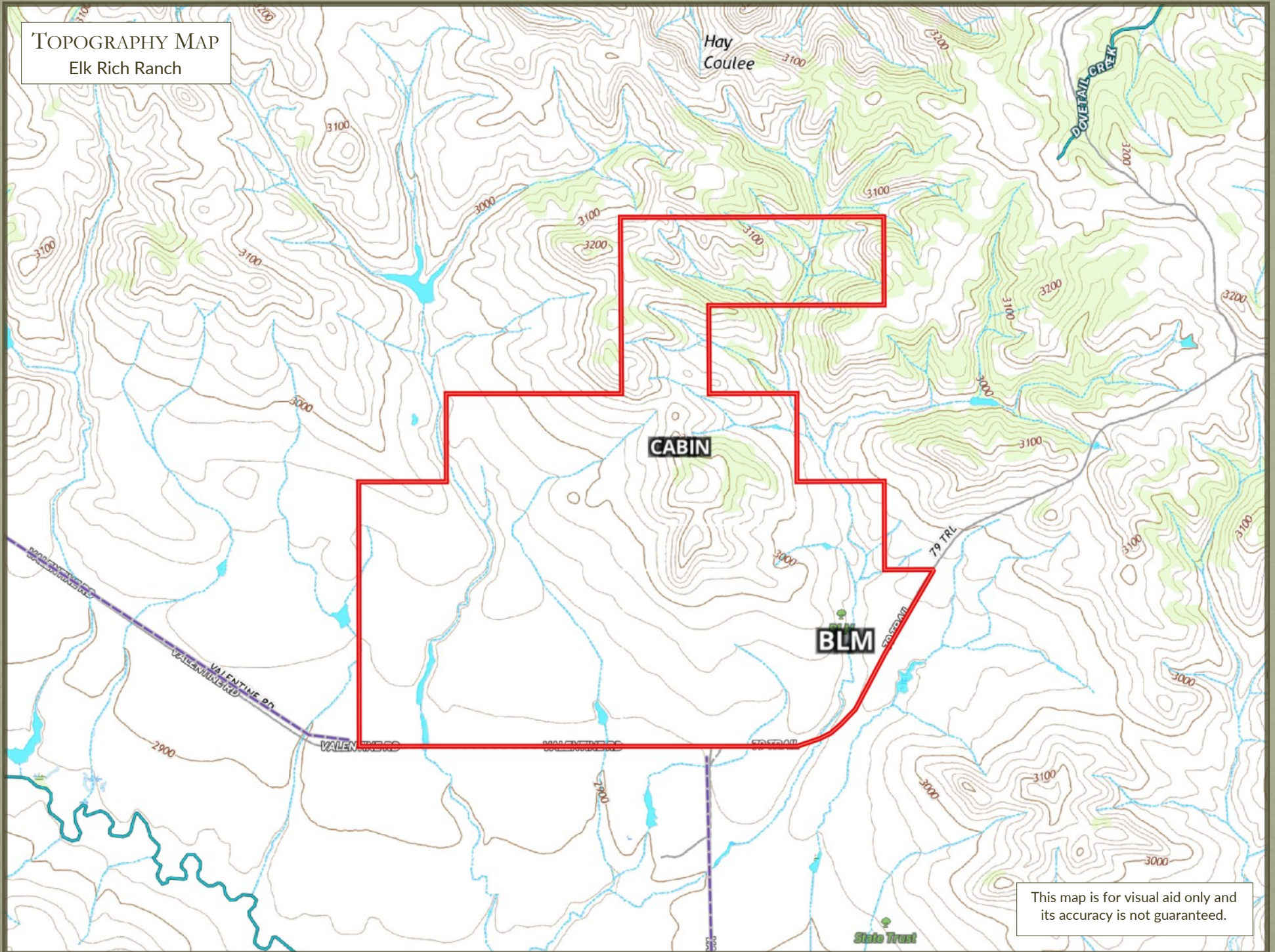
Lewistown

Billings

Bozeman

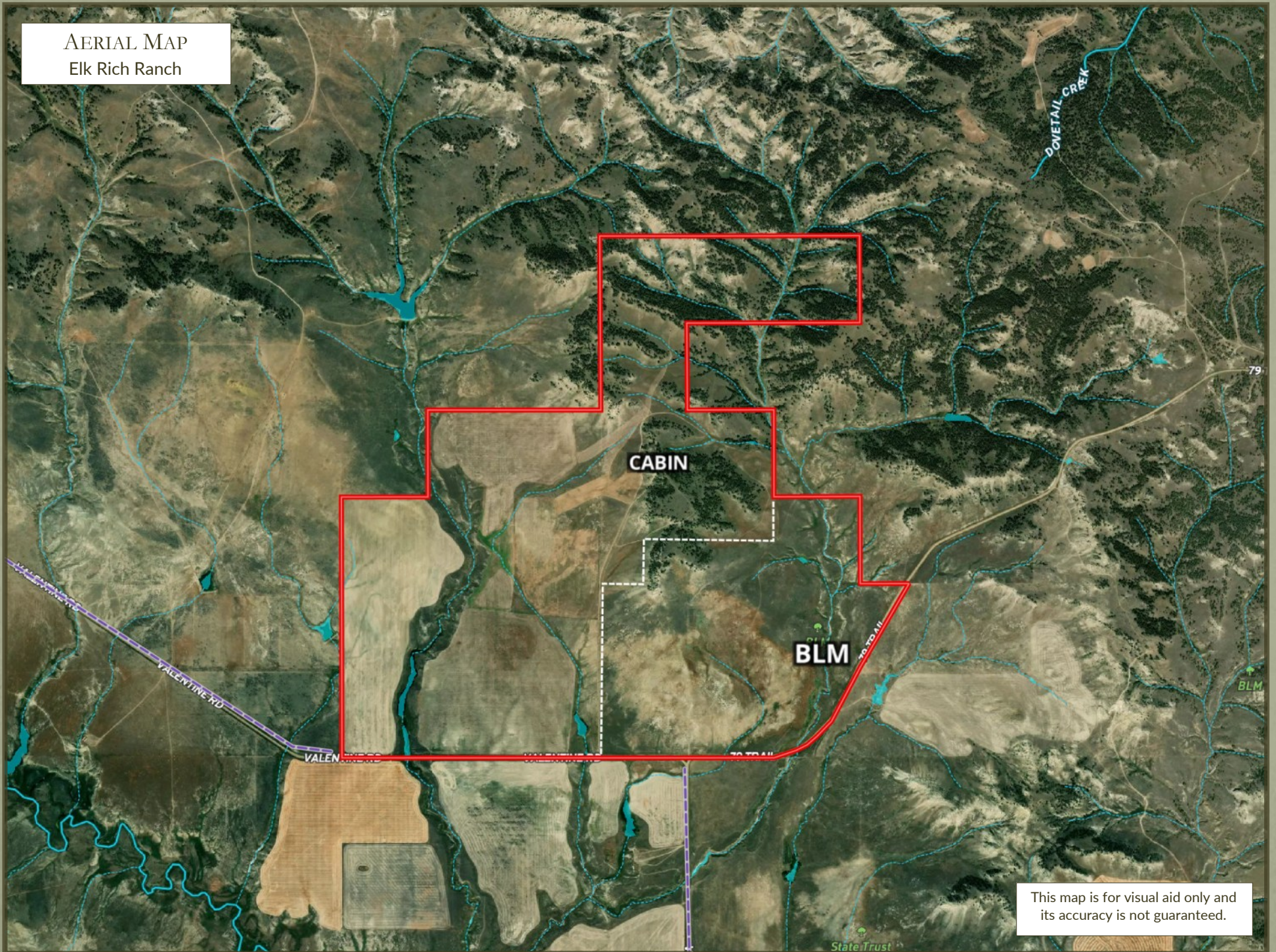
This map is for visual aid only and its accuracy is not guaranteed.

TOPOGRAPHY MAP  
Elk Rich Ranch



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AERIAL MAP  
Elk Rich Ranch



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