

# Smith 20

20.00 Acres | Petroleum County, MT | \$70,000



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# Smith 20

TOTAL ACRES:

20.00

PRICE:

\$70,000

COUNTY:

Petroleum County

CLOSEST TOWN:

Winnett, MT

## Activities & Amenities:

Borders Public Lands  
Development Potential  
Equestrian/Horse Property  
Hiking/Climbing  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Small Game  
Hunting - Upland Birds  
Off Grid Power  
Water View  
State Hunting Unit: HD-410

## Land Details:

**Address:** TBD Blood Creek Road,  
Winnett, Montana 59087, USA

**Closest Town:** Winnett

**Total Acres:** 20.00

**Deeded Acres:** 20.00

**Leased Acres:** 0.00

**Source of lot size:** Assessor/Tax Data

## About This Property

The Smith 20 offers a unique opportunity to own a 20-acre parcel bordering over 180,000 acres of BLM public land. Rare and remote find that won't last long! 20 acres right off the Musselshell River with direct county road access and room to build in Petroleum County, MT. Bordered by public land and situated in hunt unit 410 with 700 right across the river, this is a true sportsman's paradise!

## Land

The Musselshell River lies just to the east of this property, and the Blood Creek Road cuts through the eastern edge. The remainder of the property is rolling hills with native vegetation, mostly grass, sage brush, and juniper trees. Neighboring to the west is BLM, providing direct access to thousands of acres of public land. The property sits on a bluff and allows a buyer the opportunity to build or park a camper for hunting without flood danger, power is to the North about a mile or so away.







## Recreation

The Missouri Breaks are a highlight of the area with deep canyons, the Musselshell and Missouri Rivers, Fork Peck Reservoir, the CM Russell National Wildlife Refuge, and the UL Bend National Wildlife Refuge. This region is known for large numbers of elk, mule deer, whitetail, and upland birds.

## Agriculture

The terrain is a mix of rolling hills, grasslands, and coulees, consisting of a vast expanse of good grassland and timbered draws intertwined with old growth, providing a diverse landscape and habitat for numerous species. Contiguous to thousands of acres of public land, the opportunities for outdoor recreation are endless.

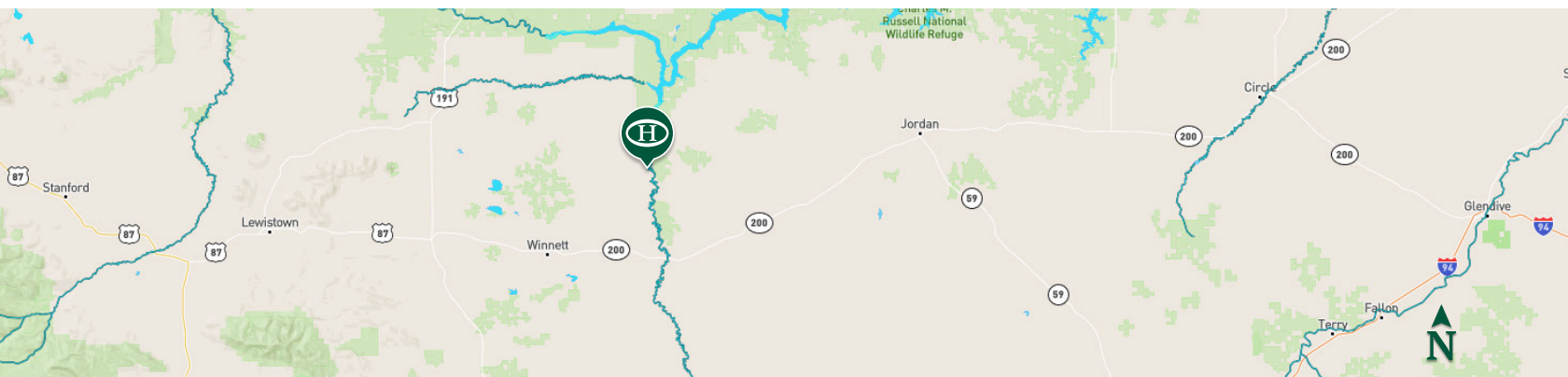
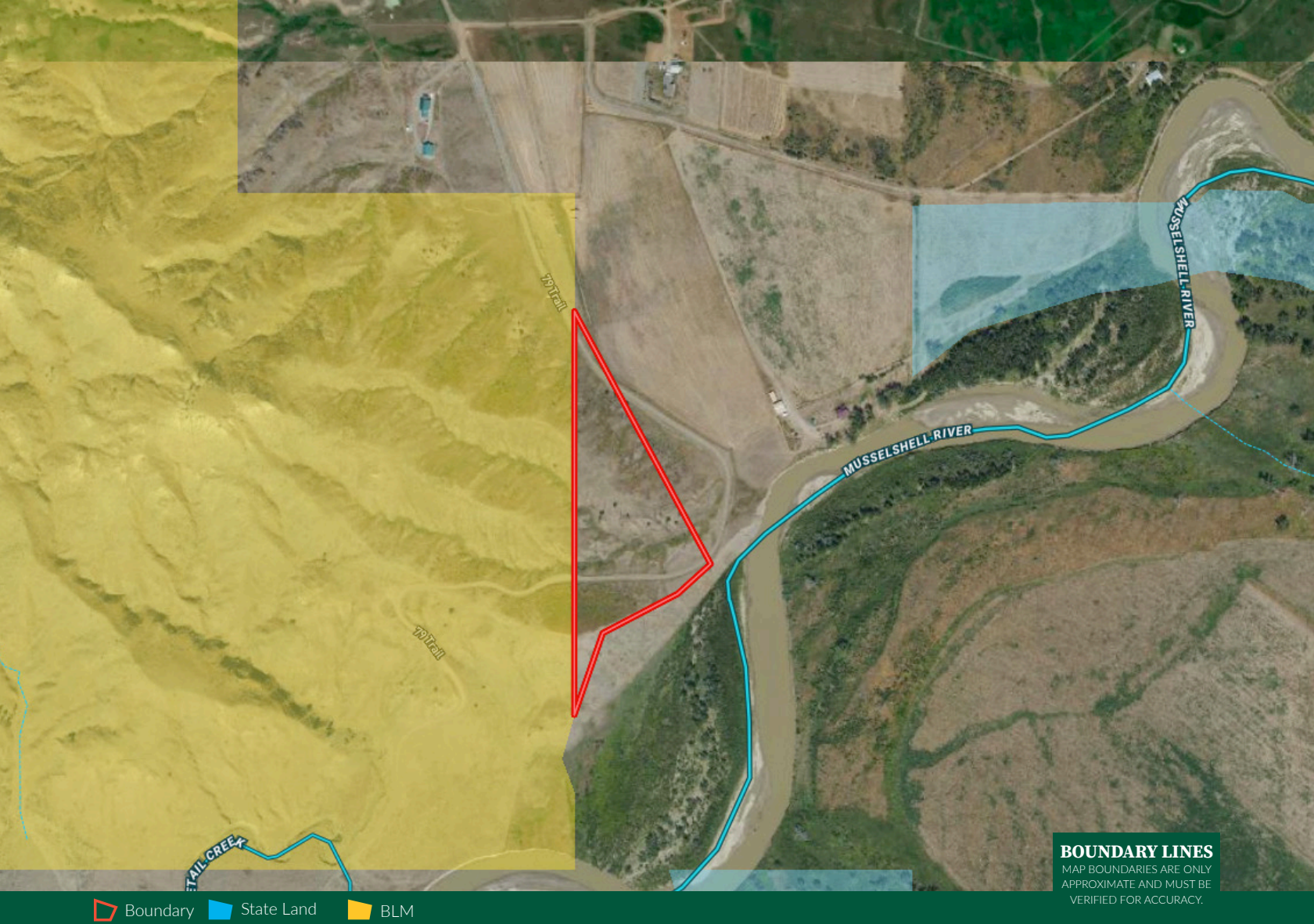
## Location

Winnett, MT, the closest town with amenities, is about 40 miles away to the southwest located along highway 200. Jordan, MT, is 80 miles to the East, also along Highway 200. Jordan has a grocery store, gas stations, schools, churches, a farm store, repair shops, museums and restaurants. Lewistown is about 90 miles away, and Billings is 150 miles away. Billings has an airport and all other luxuries that come with a big city.

\*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.







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