

Lacounte Farm

1,830.00 Acres

Roosevelt County, MT

\$2,208,000



HAYDEN  OUTDOORS®

Lacounte Farm

TOTAL ACRES:

1,830.00

PRICE:

\$2,208,000

COUNTY:

Roosevelt County

CLOSEST TOWN:

Bainville, MT

Activities & Amenities:

Borders Public Lands
Cattle/Ranch
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Food Plots
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Upland Birds
Hunting - Waterfowl
Income Producing
Natural Spring
Outbuilding/Barn/Shed/Shop
State Hunting Unit: HD-640

Land Details:

Address: TBD, Bainville,
Montana 59212, USA
Closest Town: Bainville
Total Acres: 1,830.00
Deeded Acres: 1,830.00
Tillable/Crop/Orchard Acres: 1200
Pasture Acres: 630
Source of lot size: Assessor/Tax Data

Property Summary

The Lacounte Farm is removed from the unrelenting fast pace of urban life and is nestled in the rolling hills of northeast Montana's prime upland bird sanctuary. These 1,830 +/- deeded acres consist of 1,100 +/- farm ground and 730 pasture and wooded draws. For the outdoor enthusiasts this farm is loaded with upland bird hunting and whitetail deer.

Improvements

This property features seasonal creeks, spring-fed marshes, rolling grassy hills, productive cropland, and extraordinary habitat for pheasants, sharp-tail grouse, Hungarian partridge, waterfowl, and both whitetail and mule deer. The property's wildlife prospers due to good nesting and winter cover with food sources located in close proximity to habitat areas.

Recreation

Lacounte Farm provides a unique hunting and investment opportunity resulting from several years of careful habitat improvement and wildlife management by the owners, who are devoted to conservation. The west farm adjoins a state section and provides even more recreational opportunities. The convenient location, water resources, wetlands, good agricultural production, and astounding numbers of pheasants, Sharp-tail Grouse, and waterfowl combine to make this property unique in all of Northeastern Montana, and a source of enjoyment and income for the sportsman and investors.





Agriculture

Roosevelt county is renowned for its dryland farming, boasting superior soils and providing exceptional habitat for deer, and upland birds. Throughout many sections of this farm, it features shelter belts adorned with lush vegetation, ensuring wildlife protection through the harsh winters of eastern Montana. The farm ground historically has been planted to wheat, but the area is known for other crops like peas, lentils, barley, and other pulse crops.

Water/Mineral Rights & Natural Resources

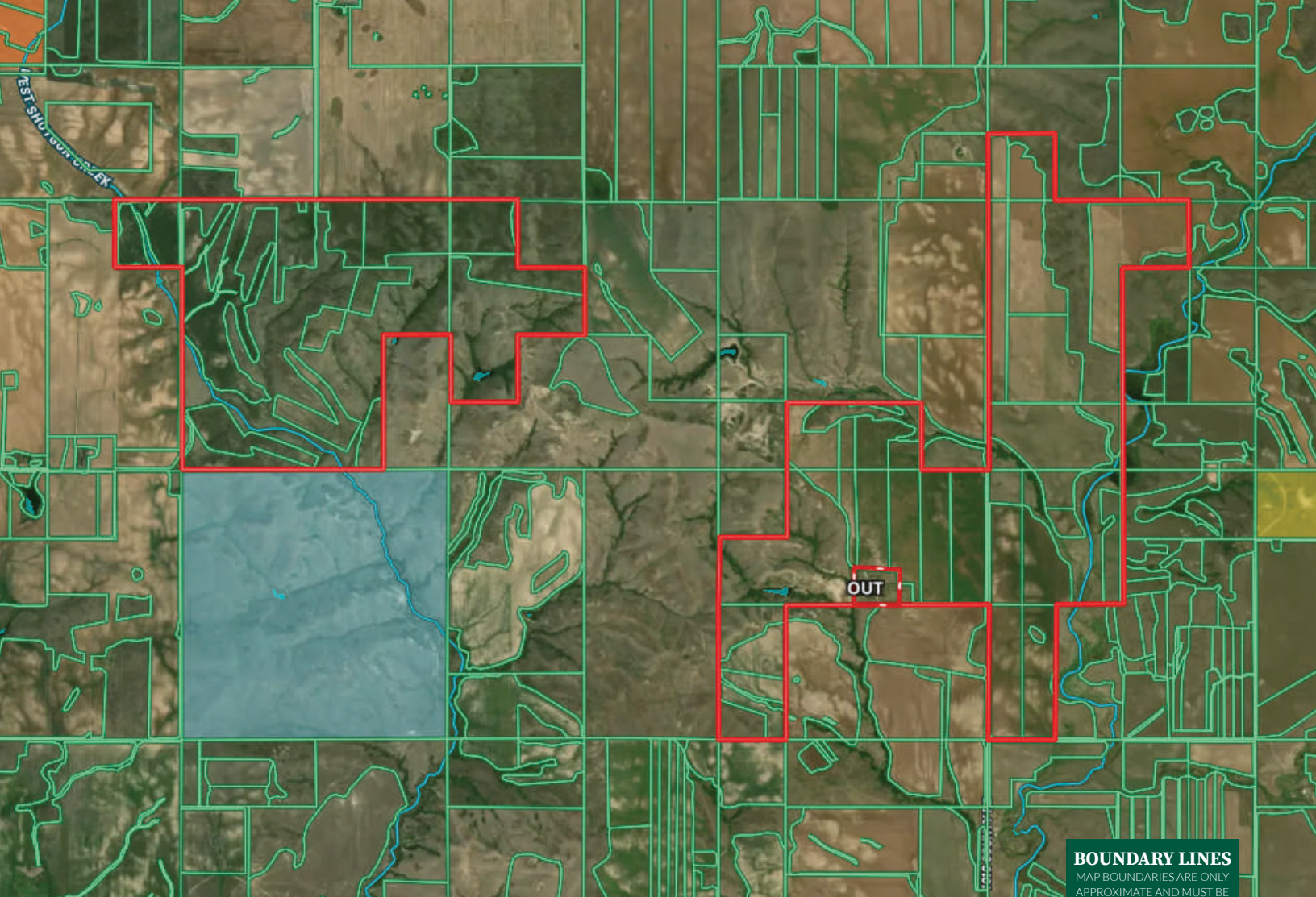
There is no water rights associated with this property and the sellers are keeping the mineral rights. There are three units being offered in this sale. The Lacounte Farm West unit consist of 760 total acres, with 360 acres farm ground, the east unit consists of 640 total acres, with 480 acres of farm ground, and the main unit has 430 total acres with 260 acres of farm ground. Each unit could be sold separately.

Location

The Lacounte Farm is located 10 miles north of Bainville, MT, just an hour to Sidney, MT and about 40 miles to Williston, ND. This farm is being sold in its entirety or can be purchased in three separate units. Check out haydenoutdoors.com for more information on the other units or give me a call to set up a personal tour.

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Boundary FSA CLU BLM State Land

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.



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