

The Breaks Hunting Camp

1,281.00 Acres | Petroleum County, MT | \$3,200,000



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Activities & Amenities

ATV/Off Road
Borders Public Lands
Cattle/Ranch
Cycling/Mountain Biking
Development Potential
Equestrian/Horse Property
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint,
Small Game, Turkey, Upland Birds
Off Grid Power
Outbuilding/Barn/Shed/Shop
Timber
State Hunting Unit: HD-410

Land Details

Address: TBD , Winnett,
Montana 59087, USA
Closest Town: Winnett
Total Acres: 1,281.00
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Cabin
Finished Sq. Ft.: 660
Stories: 1
Bedrooms: 2
Full Bathrooms: 1
Basement: None
Other Improvements: shed



Property Summary

The Breaks are known as one of the premier elk habitats in Montana and the western U.S. The Breaks Hunting Camp offers the sportsman an incredible opportunity of a lifetime fulfill dreams and make memories.





Land

A sportsman's paradise, outdoorsman should look no further than this one-of-a-kind location. Located in hunting district 410, just 25 miles northeast of Winnett, a meticulously maintained cabin sits atop 1280 deeded acres, offering its next landowners a chance of a lifetime hunt.

An on-site propane generator turns the cabin into a fully functioning home with a sizeable kitchen, living and dining room as well as a full bath and a bunkroom that comfortably sleeps six. Evenings that culminate on the front porch or around the fire pit leave guests and owners both anticipating their next adventure

Improvements

The rugged grasslands and timber of northeast Montana is home to a thriving elk population that destines hunters for greatness. Not only have multiple trophy bulls been taken by current and past owners, but in an effort to allow for maximum sporting, the property is already surveyed in half to support 2 landowner preference elk application, which have incredible draw odds. There's nothing quite like this area. Surrounded by BLM, the timbered ridges and coulees provide shelter and relief to an array of wildlife that come out to feed on the rolling grasslands of sage, juniper and wild sweet clover. The picturesque log cabin is a sweet addition to this hunting property. With prime access deep into public lands, properties like this are few and far between.

Recreation

While wild turkeys aren't native to this part of Montana, healthy populations of Merriam's turkeys are now common and offer excellent hunting for unpressured birds. It doesn't get much better for public lands big game hunting than in the Missouri River Breaks. There's some good pronghorn antelope hunting in the open country of the Breaks. Mule deer numbers are very good here and some of the more remote canyons harbor giant bucks. Whitetail deer are also common in the cottonwood studded riparian areas along the river. Some of the biggest bull elk in Montana call the Breaks home.





Region & Climate

The Fort Peck Reservoir has long been known for its world-class Walleye, Sauger, Northern Pike, Smallmouth Bass, Lake Trout, and Chinook Salmon. Remaining in relative obscurity, the Walleye and Northern Pike can grow to enormous proportions in Fort Peck and with little to no fishing pressure, opportunities abound for the serious angler.

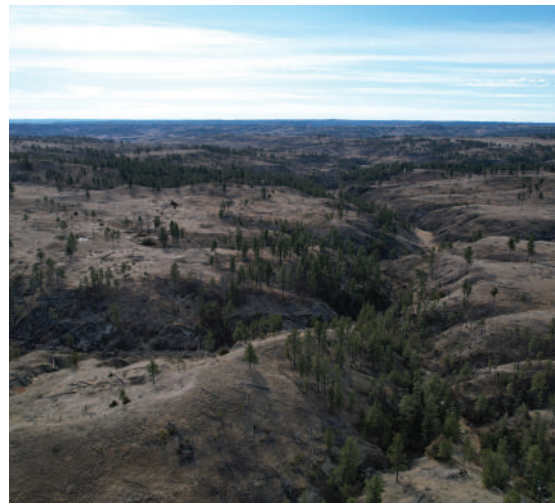
History

The Missouri River Breaks is one of our country's best hunting and fishing locations. It's hard to find places that offer the huge variety of hunting and fishing opportunities, beautiful, rugged country and vast expanses of public and private land that can be found in the Breaks. Spend some time here and you'll understand why we consider it one of our favorite pieces of Trophy Country. Call me to schedule a private tour.



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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

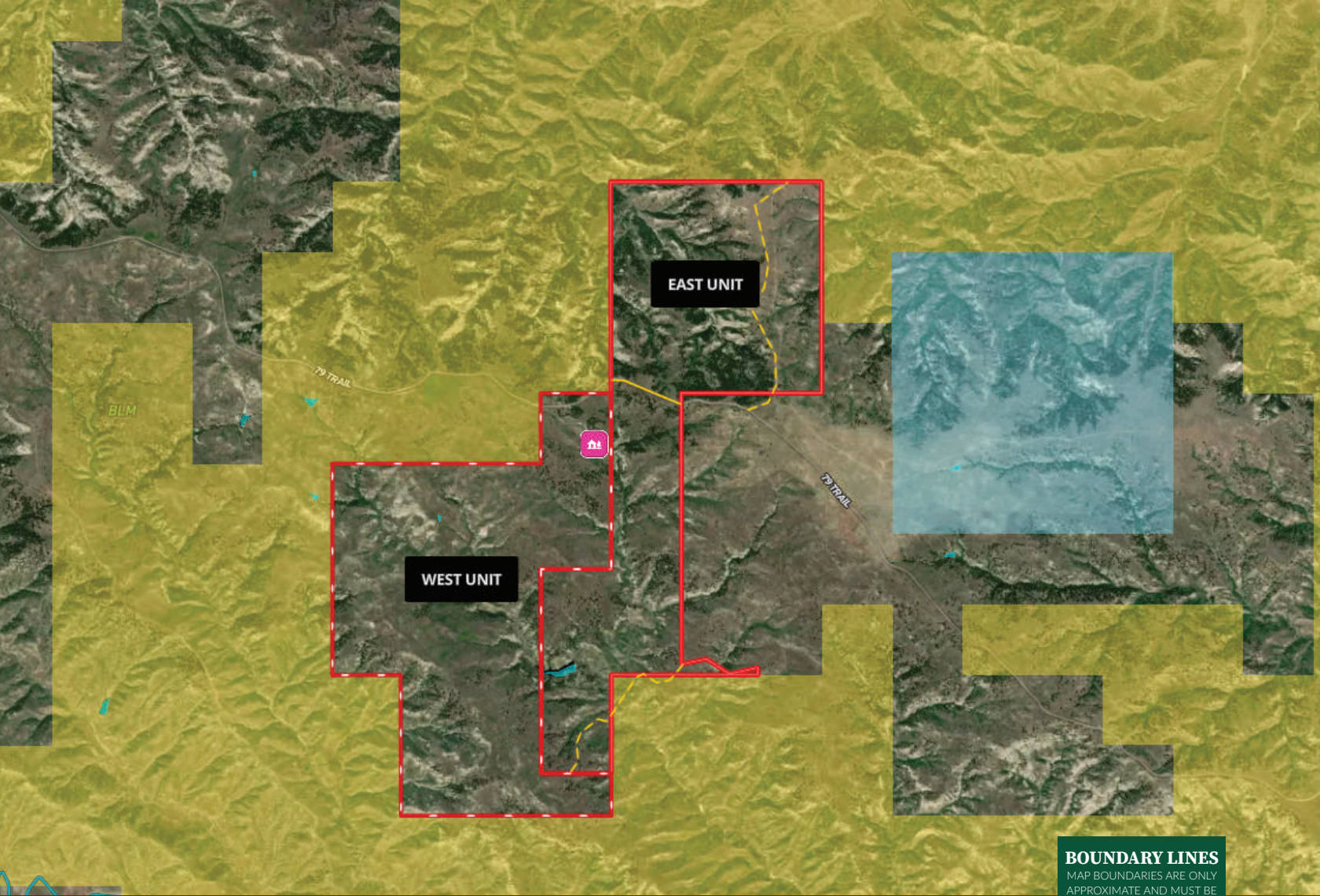


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

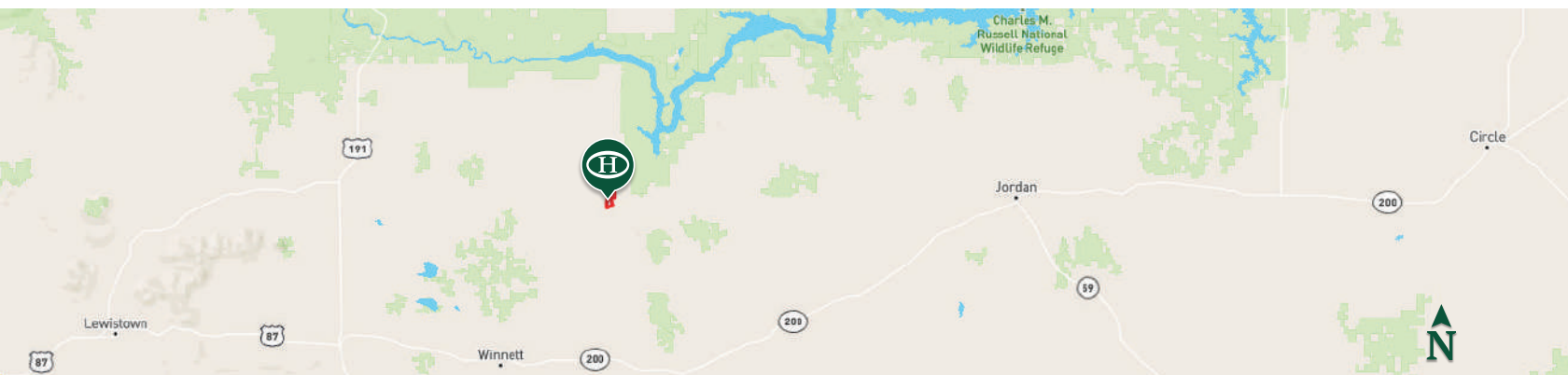
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BOUNDARY LINES
 MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

Boundary Cabin BLM State Land



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