

# The Elk Meadows Ranch

60.00 Acres | Broadwater County, MT | \$1,645,000



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## Activities & Amenities

ATV/Off Road  
Cattle/Ranch  
Development Potential  
Equestrian/Horse Property  
Farm/Crops/Ag  
Food Plots  
Hiking/Climbing  
House/Cabin  
Hunting - Big Game, Predator/  
Varmint, Small Game, Upland Birds  
Off Grid Power  
Outbuilding/Barn/Shed/Shop  
Pond/Lake  
Propane  
Solar  
Water View  
State Hunting Unit: HD-391

## Land Details

Address: 2584 MT HWY 284,  
Townsend, Montana 59644, USA  
Closest Town: Townsend  
Total Acres: 60.00  
Pasture Acres: 60.00  
Estimated Taxes: \$2,530 - 2025  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 1  
Style of Home(s): Custom Built  
Finished Sq. Ft.: 3,312  
Bedrooms: 3  
Full Bathrooms: 3 | Half Bathrooms: 1  
Basement: Partial finished  
Water Provider: wells  
Parking Types: Detached Garage  
Outbuildings: 2  
Other Improvements: Shop and shed  
Fence Type: Perimeter  
Heating Systems: Fireplace,  
Forced Air, Wood Stove  
Appliances: Dishwasher, Dryer,  
Refrigerator, Microwave, Oven, Washer  
Flooring: Tile  
Siding: Log  
Roofing: Asphalt  
View: Lake, Mountain, Private, Scenic, Water



### **Property Summary**

Welcome to The Elk Meadows Ranch located in Townsend, MT. Set on 60± acres of wide-open Montana ground, this one-of-a-kind property is where freedom, functionality, and frontier living all come together. This ranch sits in one of the best recreational areas that Montana has to offer.





## Land

This custom-built Montana home features 2376+/- SQ/Ft of living space with handcrafted architectural timber beams, vaulted ceilings, and windows showcasing 360-degree views of the Elkhorn Mountains, Confederate Gulch, The Big Belts & Canyon Ferry Reservoir. The residence has modern technology and is designed to resemble an older era Montana homestead ranch. This property has two spacious bedrooms two-bathroom home features wood fireplace, another wood stove, kitchen, living room, dining room, washer and dryer room, unfinished basement, wrap-around deck, concrete patio overlooking the Elkhorn Mountains and Canyon Ferry Reservoir. The property is unique in that it is on grid and also has solar backup system installed through the ranch. The ranch has three wells for water one well is 150' and 30gpm, other is 114' and 45gpm, and 175' deep with 71gpm.

## Improvements

There is high quality, high end, commercial type construction throughout the property. The builder and current owner operated a nationwide commercial construction company. The background is reflected in the quality of the building found at Elk Meadows. The shop is 7000SQ/FT steel framed with many amenities like industrial lighting, an overhead trolley crane. The shop also has a tack room for horse equipment and 1000SQ/Ft living quarters. The quarters come with living room, bathroom, bedroom, full kitchen, and washer dryer.

Other features of the ranch include 200' x 100" riding arena, chicken coup, hay shed, raised bed garden area, fully perimeter fenced and crossed fenced, full security system, private 100-yard rifle and pistol range, and a FAA licensed airstrip. The title is Elk Meadows FAA Designator 8MT4.





## Recreation

Enjoy close proximity to Canyon Ferry Lake—known for its exceptional fishing and boating. This property also offers convenient access to thousands of acres of public land, ideal for big game hunting and outdoor exploration. There is extensive wildlife on and around the ranch, including mule deer, elk, antelope, moose, and a den of foxes. This ranch is hunting unit 391 which allows for general bull and deer tags along with antlerless elk B tags.

## Water/Mineral Rights & Natural Resources

Canyon Ferry has become one of Montana's foremost recreation areas because of its proximity to Helena, Great Falls and Butte. The reservoir covers 25 miles and there are 24 Bureau of Reclamation maintained recreation sites around the reservoir. There is east access to the reservoir from US Highway 12 east of Helena or just north of Townsend.

Canyon Ferry offers a variety of recreational opportunities including boating, year-round fishing for trout and walleye, camping, sightseeing, picnicking, hunting, waterskiing, nature study, and swimming. Boat access is available at all of the campsites. A number of additional public boat launch areas are located near the dam on the north end and near Townsend on the south end. A Sapphire mine, laundromat, dining, entertainment, cabins, beaches, house boats, showers, and grocery stores are available in the area.





## History

Lewis and Clark's passage of the river from the Gates of the Mountains to the three forks takes in the Townsend and Missouri River Valley areas. The upriver passage in the Helena vicinity was maddeningly slow for the Corps of Discovery. On July 22, Sacagawea recognized the white clay banks east of present-day Winston, Montana. In her youth, her people visited the banks to gather clay for pigment. Beginning on the south end of Canyon Ferry Reservoir to the Toston Dam, Lewis and Clark set up nine campsites along this short distance in their travels between July 21 and July 25. Those sites were located near present day Canyon Ferry Dam, a site 2 3/4 miles above Beaver Creek, an island below Bedford and a site near Dry Creek south of Townsend. Entries in their journals refer to Onion Island, Crimson Bluffs, York's Island, Fine Bold Springs, and Little Gates of the Mountains. On July 24th, Captain Lewis referred to the 'adjacent mountains' – these are the Big Belts to the east and to the west is the Elkhorns – now part of the Helena National Forest.

## Location

Whether you're flying in for the weekend, working the land, or simply escaping to peace and privacy, this property delivers the Montana dream—with fresh air, open skies, and opportunity in every direction. Call me to schedule your private tour.

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## Hayden Outdoors

# 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.

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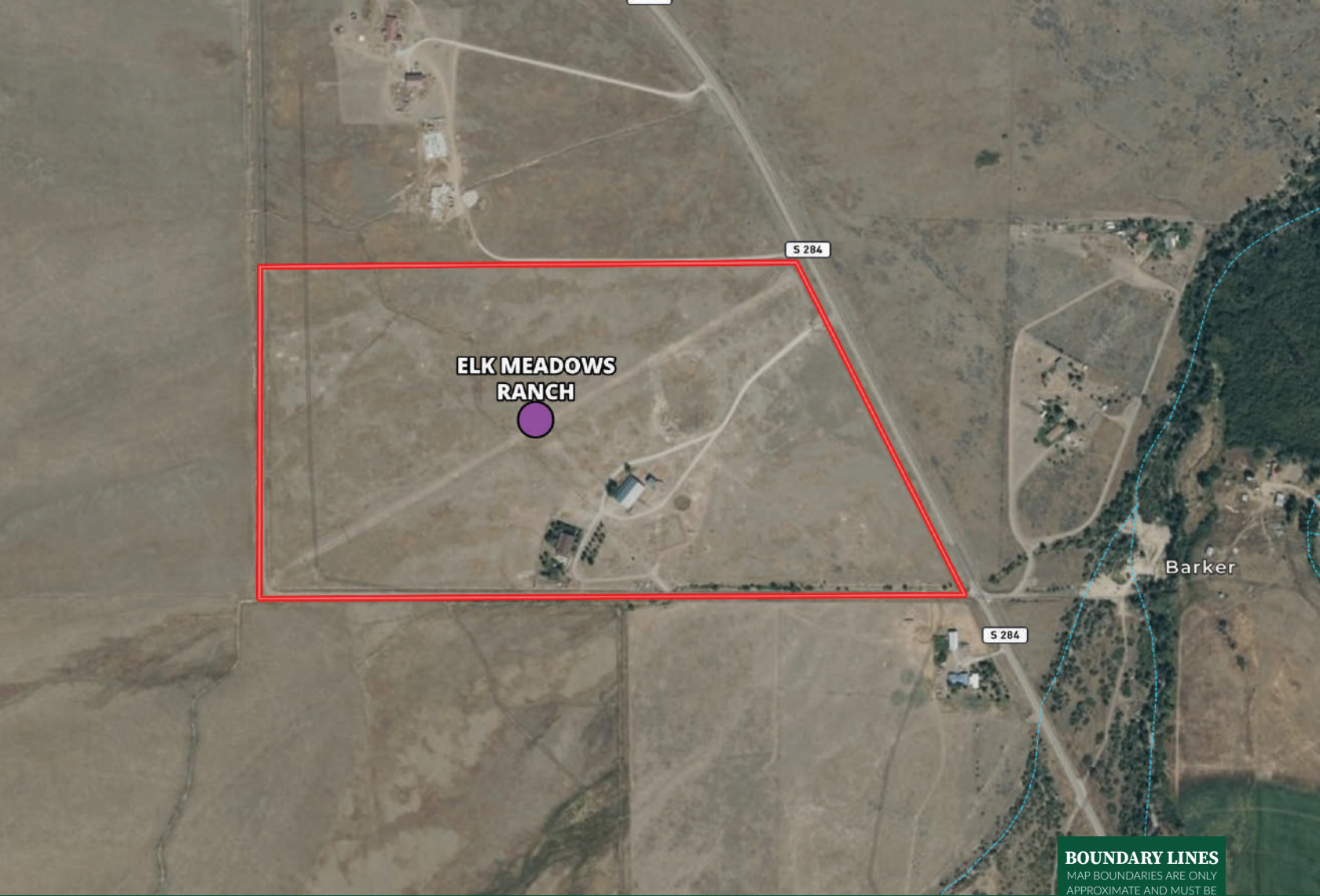


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*- RICK STEINER, SELLER/BUYER*

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testimonials





**ELK MEADOWS RANCH**

**BOUNDARY LINES**

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

 Boundary



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