

\$1,200,000 - Turkey Track Road, Saco

MLS® #30036639

\$1,200,000

Bedroom, Bathroom,
Land on 1519.36 Acres

N/A, Saco, MT

Situated north of the Milk River, where views stretch toward the horizon, and in the heart of the Milk River Valley are 1,519.36 deeded acres ripe with potential for agriculture, recreation, and investment. On land that is familiar to the echo of pounding buffalo hooves long ago throughout history, the Milk River Valley Ranch provides native and natural grasses ideal for grazing. With established perimeter fencing, cattle or horses can mosey along the gently rolling terrain while the occasional coulee protects white-tailed and mule deer or game birds. Mineral rights will be transferred. The ranch comprises two distinct parcels—the north and the south—each offering unique advantages for prospective buyers. The northern parcel includes stock water rights, enhancing its agricultural viability. In contrast, the southern parcel borders state land along its western edge, providing additional acreage for exploration and hunting. The Milk River Valley Ranch exemplifies the harmonious blend of agricultural and recreational living that defines the Montana experience.

Income Potential

Currently, the ranch is leased out during the summer grazing season, generating additional income. There are leases in place for the mineral rights, making approximately \$257 per year.



Climate and Growing Conditions

Climate in the Saco area is semi-arid and typical of north-central Montana. Annual total precipitation is 12.92 inches. Rainfall occurs April through October with June and July being the wettest months.

Recreational Opportunities

Nelson Reservoir, known for its superb Walleye fishing, is 12 miles from the property. Boat, fish, or camp under the Big Sky! The Milk River flows a couple of miles south of the property for additional fishing adventures. Head for dinner and a soak at Sleeping Buffalo Hot Springs just 15 miles away. Bring the horses for horseback riding. Travel the trails with an ATV or a four-wheeler. Enjoy the quiet country roads. The property is in hunting district 670 so put your sites on pheasants, quail, game birds, deer, coyotes, and antelope.

Water

The north parcel includes water rights for stock watering purposes. Natural springs carve out paths with good rain and moisture.

Essential Information

MLS® #	30036639
Price	\$1,200,000
Acres	1,519.36
Type	Land
Sub-Type	Agriculture
Status	Active

Community Information

Address	Turkey Track Road
Subdivision	N/A

City	Saco
County	Phillips
State	MT
Zip Code	59261

Additional Information

Date Listed	November 22nd, 2024
Days on Market	264
Zoning	Agricultural