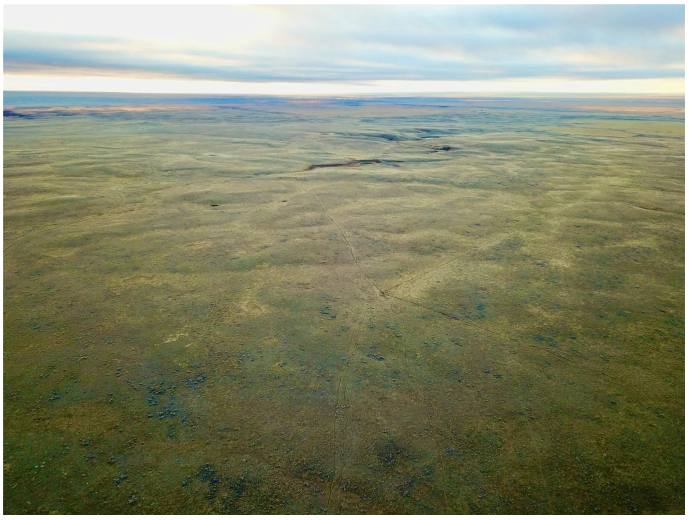
$700,000 - Turkey Track Road, Saco

MLS® #30036645

$700,000
Bedroom, Bathroom,
Land on 880.00 Acres



N/A, Saco, MT

Welcome to Turkey Track Ranch a remarkable opportunity for ranchers and investors encapsulated with views of rolling plains and distant mountains. This expansive 880-acre parcel of grazing land is nestled in the heart of northeastern Montana, offering a unique blend of natural beauty and agricultural potential. Whether you want to expand your ranching operations or invest in a piece of Montana's rich landscape, this property promises endless possibilities. The property is fenced ensuring security and management convenience. Mineral rights will be transferred with the property.

Income Potential

The ranch is leased out during the summer grazing months, bringing in extra income.

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 few 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.

These 880 acres offer diverse uses and stand as a valuable asset for any prospective buyer. Donâ€™t miss the opportunity!

Essential Information

MLS® #	30036645
Price	$700,000
Acres	880.00
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