

\$520,000 - Frenchman Creek Road, Saco

MLS® #30036648

\$520,000

Bedroom, Bathroom,
Land on 639.36 Acres

N/A, Saco, MT

Explore the untamed beauty of eastern Montana at Frenchman Creek Ranch, located near the welcoming community of Saco. This expansive 639.36-acre property presents a remarkable opportunity for ranchers looking to expand their land holdings or for investors seeking income potential. Its vast landscape supports larger-scale ranching operations or the implementation of farming practices, such as cultivating hay crops. The property is securely fenced, ensuring both safety and ease of management. Mineral rights transfer with the sale. Additionally, it borders state land along its western edge, providing extra acreage for hunting or exploration. Immerse yourself in the crisp, clean air, gentle breezes, and the soothing whispers of the winds sweeping across the plains. Seize the opportunity to cultivate your legacy in the heart of Big Sky Country! 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.

Essential Information

MLS® #	30036648
Price	\$520,000
Acres	639.36
Type	Land
Sub-Type	Agriculture
Status	Active

Community Information

Address	Frenchman Creek 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