

\$35,000 - Tbd Elk Creek Road, Winnett

MLS® #30054078

\$35,000

Bedroom, Bathroom,
Land on 4.40 Acres

N/A, Winnett, MT

Montana property bordering BLM land at the very end of the road with deer and antelope out in the countryside by Winnett, Montana. Live in Montana's countryside, either recreationally or year-round. Enjoy country living out in the wide-open spaces of Montana's Big Sky Country. Additionally, this property borders Bureau of Land Management land, offering numerous open spaces and ample room to roam. You can walk right out your back door onto the BLM land and enjoy all it has to offer as well. It's like you've got more land right there that you can take advantage of. There's over 1500 acres of additional BLM and State Lands bordering the property. This is a rare opportunity to buy affordable land in Montana and have all the extra land adjacent to it that you can enjoy as well. This 4.4 acre lot is actually made up of 30 individual 0.12 acre lots and 5 individual 0.16 acre lots for a total of 35 lots. The property is also near Fort Peck Lake and the Missouri River Breaks. The Breaks, as Montanans call it, are a huge chunk of public land surrounding 150 miles of the National Wild and Scenic Upper Missouri River drainage. Some of the biggest bull elk in Montana call the Breaks home along with antelope, mule deer, and whitetail deer as well. A Missouri River Breaks bighorn sheep tag is one of the most coveted big game licenses in the world. They grow them big here! Fort Peck Lake is Montana's largest water body, with 1520 miles of shoreline



(longer than the coast in California). Some of the hotly pursued fish include walleye (a priority among the serious anglers), northern pike, paddlefish, sauger, lake trout, smallmouth bass, and chinook salmon. Surrounding this large expanse of water is the Charles M. Russell National Wildlife Refuge, managed by the US Fish and Wildlife Service, which provides over one million acres of public land for fishing, hiking, hunting, camping, bird-watching, and other outdoor recreation. The property sits at the very end of a private driveway that connects to the Elk Creek Road which is a county-maintained road. It's about 1 1/8 miles of drive-across, unimproved driveway out to the county road, and then about 7 miles to the small town of Winnett that has a small grocery store, gas, and lodging. From there its only about 55 miles to Lewistown, Montana, which is known for being the heart of Montana. You won't find a more affordable property in Montana!

Essential Information

MLS® #	30054078
Price	\$35,000
Acres	4.40
Type	Land
Sub-Type	Residential
Status	Active Under Contract

Community Information

Address	Tbd Elk Creek Road
Subdivision	N/A
City	Winnett
County	Petroleum
State	MT
Zip Code	59087

Additional Information

Date Listed	July 17th, 2025
Days on Market	96