

\$59,000 - 2627 Elk Creek Road, Winnett

MLS® #30056928

\$59,000

Bedroom, Bathroom,
Land on 10.00 Acres

N/A, Winnett, MT

10 acres of Montana property bordering BLM land with deer and antelope out in the countryside by Winnett, Montana. Land in Montana, where you can live in the countryside either recreationally or year-round. Enjoy country living out in the wide-open spaces of Montana's Big Sky Country. And on top of that, this property borders Bureau of Land Management land for lots more open spaces and 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 3500 acres of additional BLM Lands bordering the property and even more than that in the area. That means more land at your disposal for your recreational and hunting pursuits plus more of those wide-open spaces eastern Montana is known for. This is a rare opportunity to buy affordable land in Montana and have all the extra land adjacent to it you can enjoy as well. 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 has a private driveway that connects to the Elk Creek Road which is a county-maintained road. It's about 1/2 mile of drive-across, an 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, it's only about 55 miles to Lewistown, Montana, which is known for being the heart of Montana (it's literally located in the center of the state) with a flair on cowboy culture offering a friendly hometown atmosphere, modern art galleries, yogo sapphires, and eateries for every palate. Rolling prairie, farms, and ranches dominate the landscape and almost every square foot of the property is usable, mostly level ground. It's a great place to start a small homestead right here on this Montana property. Power is about 4 1/2 miles away so at this point at least it's a great place to have that off-the-grid cabin or home and phone is on the county road by the property and there's cell coverage as well. Wells in the area are known for being very deep, so installing a cistern and having water hauled in like many eastern Montana residents do, might be a good option. There are also additional 10 acre lots available to purchase that border the property, so there's the opportunity to expand your Montana homestead and own even more land. The property is a great investment too at such an

affordable price, but thatâ€™s not all, this 10 acre lot is actually made up of 84 individual 0.12 acre lots. Bring your friends and family so they can enjoy your piece of the Montana countryside, too. Theyâ€™ll wish they were lucky enough to own a piece of the Montana pie. Well, actually, they can too, as there are additional lots available bordering this property, with package deals available for purchasing more than one lot at a time. Affordable Montana land bordering BLM land is hard to find, and prices arenâ€™t going down.

Essential Information

MLS® #	30056928
Price	\$59,000
Acres	10.00
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	2627 Elk Creek Road
Subdivision	N/A
City	Winnett
County	Petroleum
State	MT
Zip Code	59087

Additional Information

Date Listed	September 4th, 2025
Days on Market	44