



The Ford Creek Guest Ranch Augusta, Montana

\$1,800,000



**SPORTS
AFIELD**
ESTABLISHED 1887
TROPHY PROPERTIES®

The Epic Ford Creek Guest Ranch is a once in a lifetime offering in Augusta Montana at the doorstep of the world famous Bob Marshall and Scapegoat Wilderness areas. This turnkey business opportunity includes 350 square miles of special permit hunting rights, 19 high country horseback trails and 18 premier stream or lake fly fishing destinations featuring four species of wild trout and pristine Ford Creek runs through the property.

For more information contact *Pete Schultz or Cynthia Schultz 406-788-7667*

Presented Exclusively by: Pete & Cynthia Schultz REALTOR®

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CMPMontana.com (MLS 17-2284)

SportsAfieldTrophyProperties.com (Listing 72129)

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The Ford Creek Guest Ranch

- 9,000+ sf of building improvements and 3 additional cabin sites
- Ranch House and Lodging for 24 guests and crew quarters
- USFS Resort Permit 245 (4.1 acres)
- 3 USFS Special Use Hunting Permits covering 350 square miles
- Coveted back country campsites near game migration routes
- All stock, tack, back country & ranch equipment included in sale
- 100' x 6,000' paved airstrip within 12 miles
- View of Angel Falls adjacent to property
- Easy year round access from County/USFS roads
- Private gravity fed spring water system
- Septic, Propane, Electric and Wood
- 400 Amp electric service 220v and 110v
- All advertising graphics and materials included
- Ford Creek Guest Ranch Website <http://www.fordcreek.com>
- Virtual Tour Link: <http://tours.406productions.com/274378>

