



## G/T Elk Ranch, Broadwater County, Montana, 5,252.00 Acres

**\$10,500,000**

- Agriculture, Big Game, Fishing, House, Lake/Pond

Resting in the foothills of the Big Belt Mountains & ranging above Canyon Ferry Lake, the G/T Elk Ranch is a premier Montana hunting & recreational ranch. The ranch boasts exceptional elk hunting & a resident elk herd consisting of hundreds of elk offering hunters both archery & rifle opportunities to harvest the trophy bulls of their dreams. The ranch is located in an area with elk numbers that are substantially over Montana FWP objectives. The gorgeous custom home has an attached six car garage & a detached three car garage. The fireplace, kitchen, & master suite are stunning as are the views. The lower level walk out has a full kitchen, 6 bedrooms, 5 baths. It is the perfect lodge for your family & friends. The ranch consists of 7,758+/- acres which consist of 5,252+/- deeded acres, 2,506 +/- lease acres that transfer with the sale. 112 +/- acres are irrigated with pivots & wheel lines creating exceptional wildlife habitat as well as horse pasture. Mule deer, bear, & mountain lion hunting is also excellent on the G/T Elk Ranch.

### Main Info

- Postal / Zip Code : 59644
- Lot Size Acres : 5,252.00 Acres
- State / Province : Montana
- Dwelling : Yes
- County : Broadwater
- Closest City : Townsend

### Home Info

- Year Built : 2000
- Building Features : Outbuildings
- Square Feet Main House : 6949 square feet
- Baths : 2
- Bedrooms : 4
- Elevation : 0

## Taxes

Tax Year : 2016

Estimated Taxes per year are \$14,900.00

Call listing brokers. Very lengthy.

## Broker Info



### **Leanne Bodell**

**Clearwater Properties**

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**Co-listing with: Clearwater Properties, Kevin Wetherell**

Full-Time Real Estate Broker licensed in both Montana and Wyoming; Knowledgeable and professional; Member, National Association of Realtors; Member, Montana Association of Realtors; Member, Wyoming Association of Realtors; Member, Lewistown Board of Realtors; Member, Great Falls Association of Realtors; Member, Gallatin Association of Realtors; Member, Montana Regional MLS; Member, Billings Association of Realtors; Member, Helena Association of Realtors; Member, Northwest Wyoming Association of Realtors; Member, Teton Board of Realtors; Member, Sheridan County Board of Realtors; Certified Residential Specialist (CRS); Graduate of Realtors Institute (GRI); Resort and Recreation Specialist (RRS); Born and raised in Meagher County, Montana. Specializing in residential, new construction, commercial, land, subdivisions, farm and ranch, horse properties and recreational properties. Enjoys spending time outdoors, working on the ranch, and spending time with her husband and three children.

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