



Ford Creek Guest Ranch, Lewis and Clark County, Montana, 4.1 Acres

\$1,800,000

- Big Game, Equestrian, Fishing, River Frontage

THE EPIC Ford Creek Guest Ranch old west outfitting and dude Ranch is 18 miles West of Augusta in the Lewis and Clark National Forest at the confluence of the 1.5 Million Acre Bob Marshall Wilderness and Scapegoat Wilderness. Enjoy isolated solitude on the banks of Ford Creek surrounded by cascading rock formations and Angel Falls waterfall with no potential for neighbors for 2 miles in any direction. This once in a lifetime opportunity comes with the most powerful USFS Resort/Special Permit package in the Bob Marshall Wilderness Complex encompassing 350 square miles of premium trophy hunting area and most coveted hunting campsites including the End of the Road Camp at Benchmark. This turnkey business opportunity includes all outfitting and lodging equipment, stock and tack to operate. Since 1955 Ford Creek Outfitters have offered fair chase game hunting experiences for Elk, Mule Deer, White Tail Deer, Bighorn Sheep, Mountain Goat, and Mountain Lions with Boone and Crockett and Pope and Young Bulls and Bucks taken regularly. Elk winter ranges are on both sides of the ranch. The Sun River Game Range is 8 miles North (3,000 head) and the Sun River Game Preserve 8 miles to the West. The trophy game area has bulls of all age classes. Bulls in the 5 to 9 year age class will score anywhere from 300-390. Bulls are found from 5000 to 7000 feet. New bulls and bucks enter this area every day as they drift from the two wildernesses out to the Sun River Game Range for the winter. The ranch offers world class horseback riding on 19 high country horseback trails covering 200 sq. miles of riding in the National Forest and Bob Marshall Wilderness Complex with all the wild land splendors the West has to offer including panoramic vistas exceeding 80 miles, trout filled streams, waterfalls, endless grasslands, big game, eagles, endless wildflowers...Montana's Rocky Mountains at their finest. Pristine Ford Creek flows through property featuring 4 species of wild trout.

- Street Address : 15245 Benchmark Road
- Lot Size Acres : 4.1 Acres
- Postal / Zip Code : 59410
- Dwelling : Yes
- State / Province : Montana
- County : Lewis and Clark
- Closest City : Augusta

Home Info

- Year Built : 1972
- Building Features : Outbuildings, Other Storage, Bunk House, Corrals
- Square Feet Main House : 9044 square feet
- Elevation : 1

Taxes

Tax Year : 2016

Estimated Taxes per year are \$1,857.00

S12, T19 N, R09 W, TR IN NESW NT ON FOREST LAND PERMIT 245

Broker Info



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Full-time, licensed REALTOR® Member of the National Association of Realtors Member of the Montana Association of Realtors Member of the Great Falls Association of Realtors Bachelor of Science in Mechanical Engineering from Montana State University Specializing in new construction, residential, aviation, commercial, land, subdivisions, recreational, farm & ranch properties 12 years commercial property management and development experience generating over \$3 million in annual revenue 15 years of commercial property development throughout Montana, Idaho & Wyoming totaling over \$138 million in fast track build-to-suit projects Native Montanan Lifetime of recreating throughout Montana - snow & water skiing, boating, camping, hiking, hunting, fishing, motorcycling and seeking any outdoor adventure with her husband and three children

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