

Lost Creek Ranch Anaconda, Montana

Working Gentleman's Ranch
Price: \$2,650,000 ~ 140 Acres
#271543 & #271544



Dan Senecal, Broker/Owner
Cell - 406/ 439-5414
TOLL FREE - 877/ 439-5414
Email: ds@mt.net

Jeanne Senecal, REALTOR®/Owner
Cell - 406/ 439-0303
TOLL FREE - 866/ 439-0303
Email: jsenecal@blackfoot.net

Senecal GMAC
and Associates **Real Estate**

814 Last Chance Gulch, Suite B
Helena, MT 59601
Office: 406/449-6614
www.montana-land.com
www.montanalandhomes.com

Looking South



Lost Creek State Park is directly to the west, with Forestry Land to the South and a conservationist to the North.



This scenic and secluded Waite Ranch of 140 acres is in the Lost Creek Canyon just north of Anaconda, Montana. Lost Creek State Park is directly to the west, with Forestry Land to the south, and a private land owner to the north. This Ranch was homesteaded in the late 1800's. The Waite family is the third owner of this property.

Very secluded with no residences upstream. Property is paved up to the homestead and accessible all year round. It's the last homestead before Lost Creek State Park.

Secluded unmatched in beauty and location.

Looking West it is surrounded by Lost Creek State Park

7 Water Rights transfer with the property

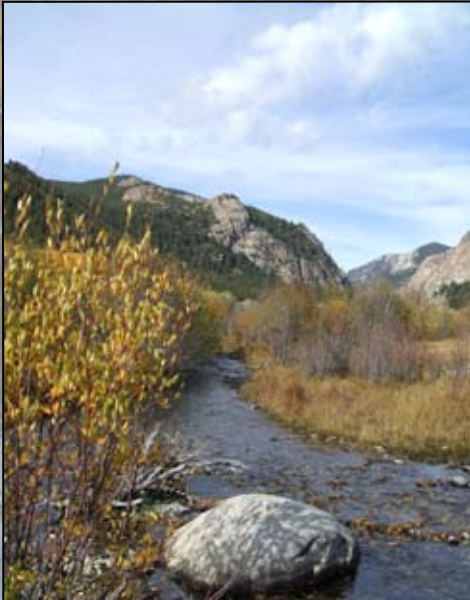
There are 5 springs on the property

Activities close to the property:

- Extensive hiking from the ranch, plus back country of Flint and Pintler Mountain Ranges,.
- Cross country skiing
- Snowshoeing
- Snowmobiling at home and through the mountains
- Gym 10 miles away

Distances from property:

- 10 Miles from Anaconda - Airport
- 15 Miles from Fairmont Hot Springs
- 17 Miles from Deer Lodge - Airport
- 20 Miles from Flint & Pintlar Mountain Ranges
- 20 Miles from Georgetown Lake
- 25 Miles from Butte - Airport
- 30 Miles from Discovery Basin Ski Area
- 70 Miles from Helena - Airport
- 80 Miles from Missoula - Airport



Looking East



Working Gentleman's Ranch - 140.76 acres

- 50 Acres Hay Land
- irrigation ditches from river
- partially subirrigated
- 30-40 ton yield - Timothy Hay
- 90 Acres Grazing Land

Fir & Pine Trees

Aspens along river and surrounding field & springs

100 Year Old Log Barn

Corrals

Squeeze Shoot

Chicken Pen

72' x 24' Greenhouse

75' x 50' fenced garden

This ranch will support 20 AUM

Ranch Elevation 6,000 ft.



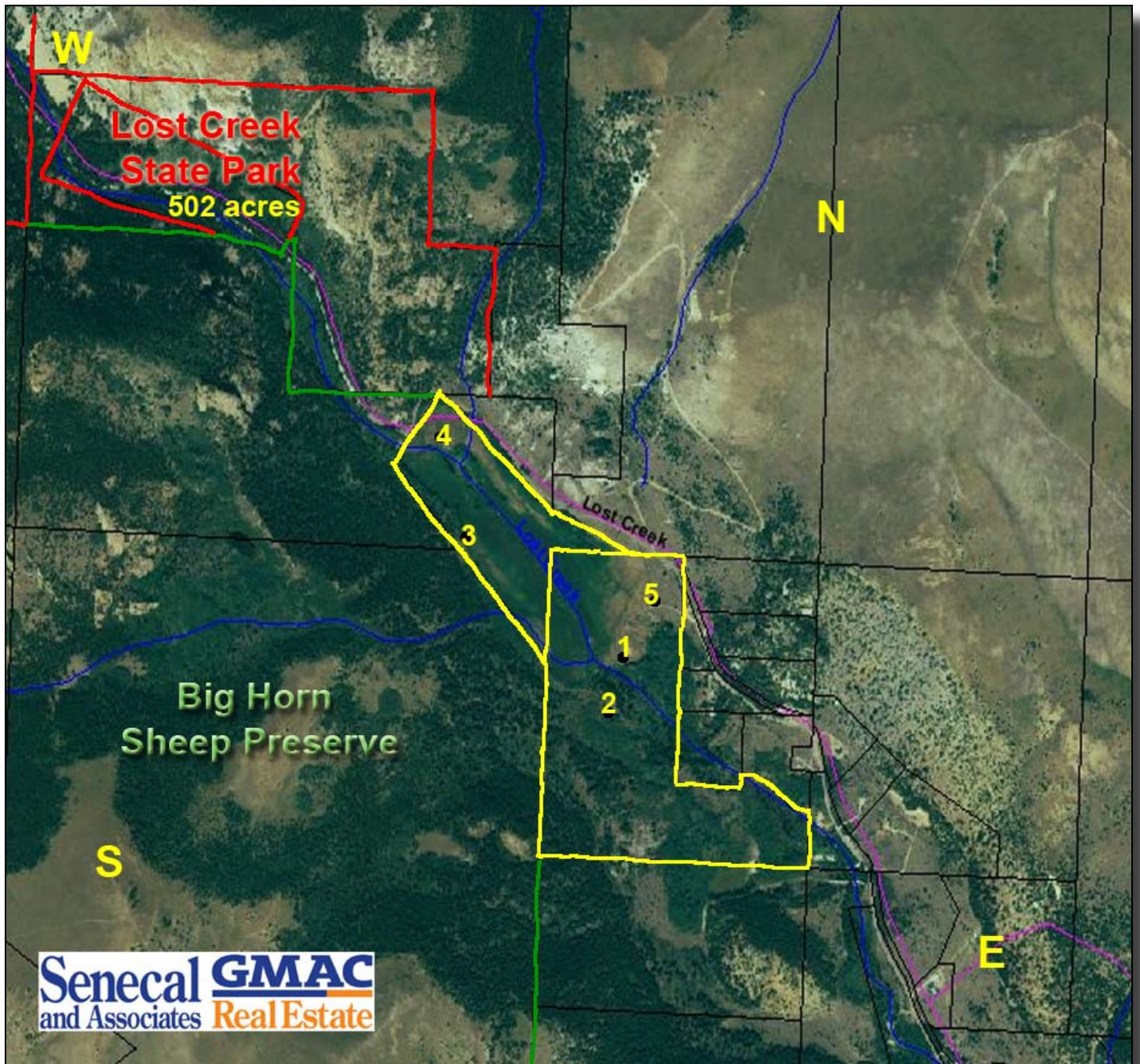
Looking North



Abundant Wildlife

- Elk
- Deer
- Big Horn Sheep - sighted on mountainside north of ranch
- Wild Goats
- Moose - sighted in the canyon
- Beaver
- Cranes
- Fish
- Black Bear - occasionally
- Cougar
- Coyotes
- No Wolves
- Eagles
- Hawk
- NO RATTLE SNAKES





Several home site to choose from:

Site 1:

- A great view with the best access
- Excavated site overlooking creek

Site 2:

- The best views
- Would have to build a bridge over Lost Creek

Site 3:

- Direct Access to Big Horn Sheep Preserve

Site 4:

- Direct access to Big Horn Sheep Preserve
- Direct Access to Lost Creek State Park

Site 5:

- 25 gpm Well
- Power/Telephone
- Barn/Corrals