



Nevada Creek Ranch

Helmville, MT

Price: \$3,500,000 ~ #269757

1,278 +/- Deeded Acres

320 State Leased Acres



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www.montana-land.com

www.montanalandhomes.com



- 250 Irrigated hay Acres
- 864.31 Mountain Pastures Acres
- 182.39 Meadow Acres
- Arena/Barns/Corrals
- All Mineral Rights Convey
- 130 Animal Unit Ranch
- 2 Homes
- 231 Timber Acres
- Water Rights



Additional property can be purchased next door for pasture and meadows.



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Main Ranch Home Features:

- 3 Bed/3 Bath
- 2755 sq. ft.
- Built in 1952
- Patio
- Enclosed porch
- Maid's quarters
- Wood heat in living room
- Panoramic view



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2nd Home Features:

- 2 Bed/1 Bath
- 2462 sq. ft.
- Built in 1925
- Full Basement
- Oversized Triple car garage



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Nevada Creek Ranch Water Rights

HATCH, THOMAS K	76F	GROUND WATER CERTIFICATE	54604-00	DM	15.00 GPM GROUNDWATER	05 12N 10W MAY 30, 1984
HATCH, THOMAS K	76F	GROUND WATER CERTIFICATE	54604-00	ST	15.00 GPM GROUNDWATER	05 12N 10W MAY 30, 1984
HATCH, THOMAS K	76F	GROUND WATER CERTIFICATE	96284-00	ST	20.00 GPM GROUNDWATER	05 12N 10W DEC 18, 1995
HATCH, THOMAS K	76F	STATEMENT OF CLAIM	97640-00	ST	CHIMNEY CREEK	32 13N 10W JUN 01, 1884
HATCH, THOMAS K	76F	STATEMENT OF CLAIM	97641-00	IR	2.50 CFS NEVADA CREEK	05 12N 10W JAN 27, 1956
HATCH, THOMAS K	76F	STATEMENT OF CLAIM	97642-00	IR	170.54 GPM CHIMNEY CREEK	32 13N 10W JUN 01, 1884
HATCH, THOMAS K	76F	STATEMENT OF CLAIM	97643-00	ST	UNNAMED TRIBUTARY OF NEVADA CREEK	33 13N 10W DEC 31, 1900
HATCH, THOMAS K	76F	STATEMENT OF CLAIM	97644-00	IR	255.00 GPM UNNAMED TRIBUTARY OF NEVADA CREEK	08 12N 10W DEC 31, 1940
HATCH, THOMAS K	76F	STATEMENT OF CLAIM	97645-00	IR	1.75 CFS NEVADA CREEK	05 12N 10W JUN 20, 1879
HATCH, THOMAS K	76F	STATEMENT OF CLAIM	97646-00	IR	3.75 CFS NEVADA CREEK	04 12N 10W MAR 01, 1877
HATCH, THOMAS K	76F	STATEMENT OF CLAIM	97647-00	IR	1.50 CFS HALL CREEK	05 12N 10W JUN 05, 1871
HATCH, THOMAS K	76F	STATEMENT OF CLAIM	97648-00	ST	HALL CREEK	05 12N 10W JUN 05, 1871
HATCH, THOMAS K	76F	STATEMENT OF CLAIM	97649-00	ST	NEVADA CREEK	04 12N 10W MAR 01, 1877
HATCH, THOMAS K	76F	STATEMENT OF CLAIM	97650-00	IR	336.60 GPM NEVADA CREEK	32 13N 10W OCT 15, 1883

Hatch Thomas K Family Trust

GeoCode: 28210404201010000 – Sec. 4 T12NR10W LOTS 3-4-S2NW4 – 157.66 Acres

GeoCode: 28210405101010000 – Sec. 5 T12NR10W ALL LESS H/W – 632.8 Acres

GeoCode: 28220932301010000 – Sec. 32 T13NR10W S2 PORT S & W OF HWY 272 – 125.46 acres

GeoCode: 28220933401010000 – Sec. 33 T13NR10W E2SW4-W2SE4-SE4SE4 – 200 acres

GeoCode: 28220934301010000 – Sec. 34 T13NR10W S2S2 – 162.78 acres

Home Site:

GeoCode: 2821040510101000002 - All Less H/w

GeoCode: 2821040510101000003 - All Less H/w

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Helmville

Helmville is situated on the west side of the Continental Divide near Nevada Creek where it empties into the Blackfoot River. It was named for an area settler, Henry Helm. The first post office was established in 1872 with Alvin Lincoln as postmaster. Helmville holds a widely known annual celebration, the Labor Day Rodeo.

Churches

There is a Catholic and a Baptist church in the community.

Grade School

K-8 grade, approximately 40-45 children. High school age are bused 22 miles to Drummond to high school. Boast three rooms and averages 40-45 children. The one on one education shows up strong when the kids are bused to Drummond for high school.

Helmville Rodeo

The Helmville Labor Day Rodeo is an annual event that features the top six bareback riders and top six saddle bronc riders in the NRA. There are also other rodeo events including cow milking, and a full concession.

Hunting & Fishing

Just next door is great hunting and fishing awaiting you in this ranching community. You are close to the Scapegoat Wilderness, Bob Marshall Wilderness, Great Bear Wilderness and Helena National Forest. Excellent hunting and fishing are a part of this ranch.

Distances from Ranch to cities/towns

All have airports

- Butte - 85 miles
- Deer Lodge - 50 miles
- Drummond - 22 miles
- Helena - 50 miles
- Lincoln - 26 miles
- Missoula - 75 miles

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