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## Mile High Ranch | Helmville, Montana | \$3,300,000



### Executive Summary

Perched on an elevated ridge overlooking the Nevada Creek Valley sits Mile High Ranch, a four-season recreational retreat in the midst of some of Montana's wildest landscapes. The ranch offers privacy and room to explore, yet, at just under 170 acres, it is manageable with all the amenities those looking for a rural escape could want. The property is ideally improved with a 4,456± square foot, remodeled two-bedroom log home, fully appointed guest cabin, heated shop, equipment shed, and garden space with greenhouse. The property is gated, fully perimeter fenced, and adjoins state ground, which in turn provides access to the 11,380-acre Hoodoo Mountain Wilderness Study Area. The ground has been meticulously maintained, providing a varied mix of forested hillsides, cool draws, and open meadows inviting wildlife, including deer, elk, and bear. A tributary to Braziel Creek flows below the improvement cluster, and a small pond provides riparian ambiance for both the two and four-legged residents. Despite its wild and private setting, the ranch is only one hour from Helena and one hour and fifteen minutes from Missoula. With their regional airports serving many hubs nationwide, access to the ranch from a maintained county road is exceptional. For staples and quick runs to the hardware store, Lincoln, a town of roughly 1,000 people, is located approximately thirty minutes to the northeast.







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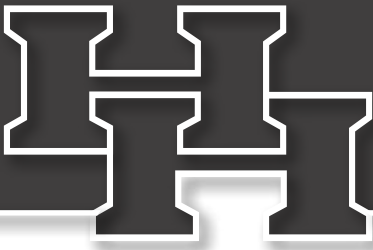
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## Just The Facts

- 168± acre mix of forested draws, open meadows and aspen groves
- 4,456± square foot two-bedroom, three-bathroom log home with main level office, full basement, and upstairs bonus room
- 655± square foot guest home with sleeping loft and separate laundry
- 1,200± square foot (30'x40') pull-through heated shop
- 1,800± square foot five-stall equipment shed
- Enclosed garden space with greenhouse
- 0.3-mile boundary with the state of Montana Trust lands
- Significant wildlife, including deer, elk, mountain lion and bear
- Hunting and recreational opportunities on the property as well as locally with nearby access into the Bob Marshall Wilderness Complex, the 2.8-million-acre Helena National Forest and adjacent state lands, Hoodoo Mountain Wilderness Study Area, and Nevada Lake Reservoir
- One hour from Helena, one hour and fifteen minutes from Missoula, two hours and thirty minutes from Bozeman
- Four-season access; gated and fully fenced and cross-fenced with a paved drive from the county road
- Not encumbered by a conservation easement
- Taxes are approximately \$6,278 based on previous years



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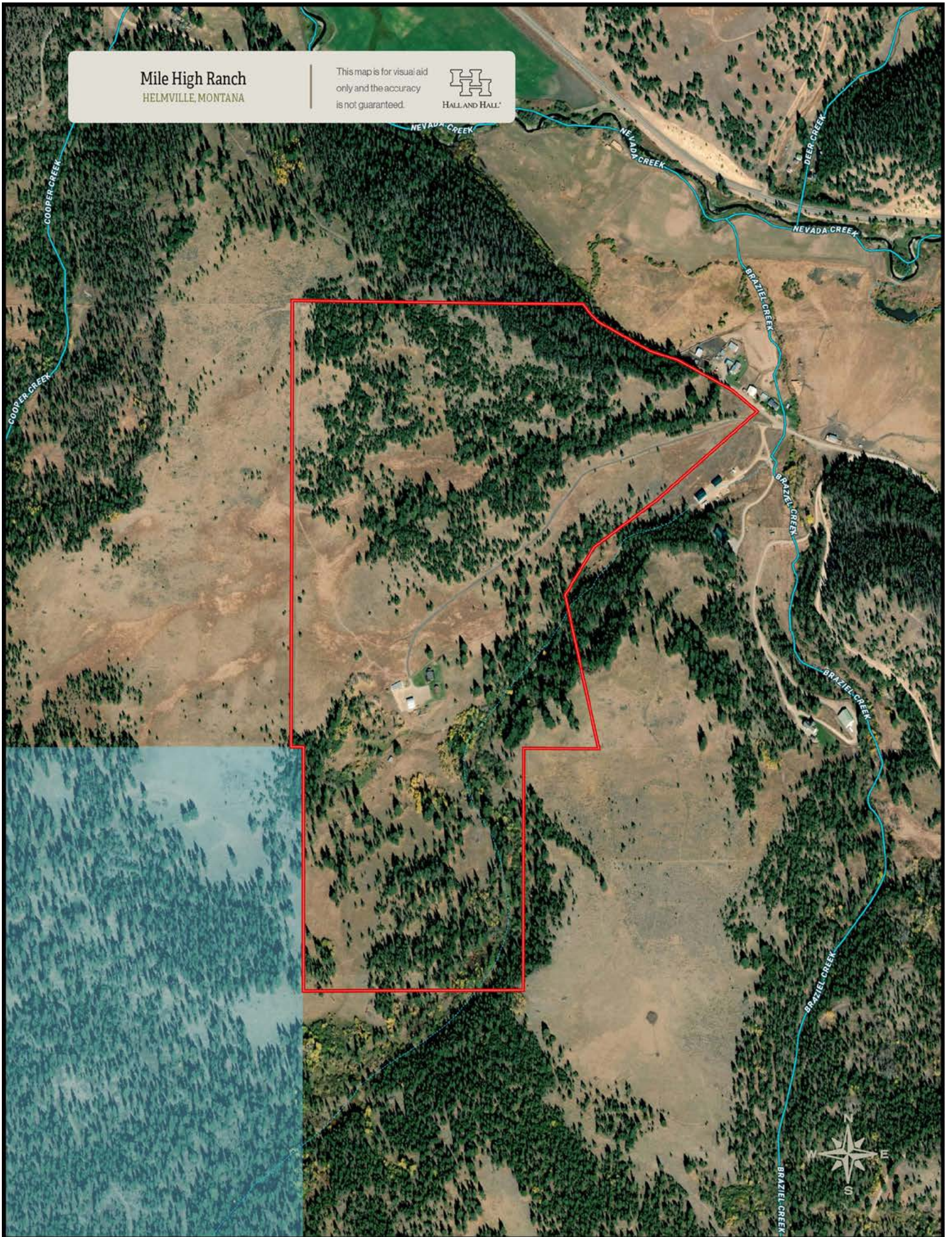
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Mile High Ranch  
HELMVILLE, MONTANA

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only and the accuracy  
is not guaranteed.





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Helmville

Helena National  
Forest

Helena

Helena National  
Forest





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HELMVILLE, MONTANA

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