

# COW ISLAND TRAIL RANCH

1,888 ACRES | \$2,200,000 | Chinook, MT



PRESENTED BY

**UC RANCH** | **NORTHWEST**  
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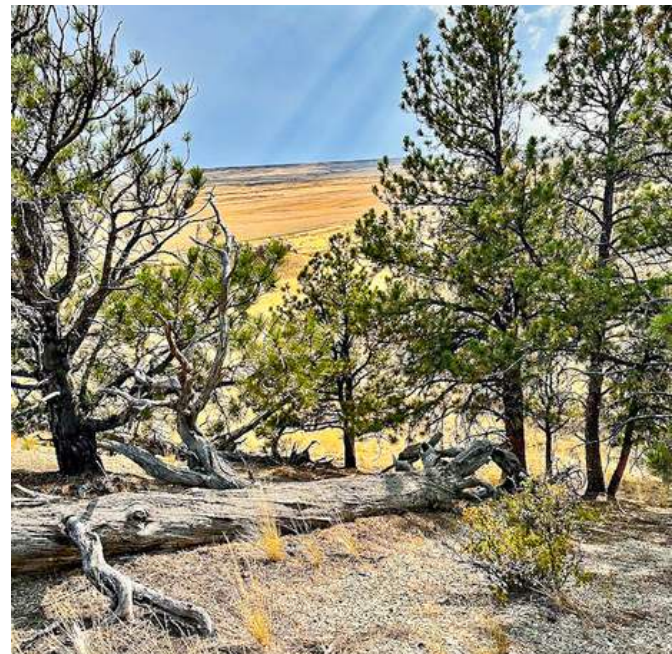
## **COW ISLAND TRAIL RANCH: A RARE OPPORTUNITY IN THE BEAR PAWS**

COW ISLAND TRAIL RANCH, LOCATED IN NORTH CENTRAL MONTANA NEAR THE MISSOURI RIVER BREAKS, IS A RARE OPPORTUNITY TO OWN 1,888 ACRES OF VERSATILE LAND IN THE BEARS PAW MOUNTAINS REGION. THIS EXPANSIVE RANCH IS DIVIDED BY A COUNTY ROAD INTO TWO BLOCKS, OFFERING A DIVERSE LANDSCAPE SUITABLE FOR VARIOUS USES, INCLUDING RANCHING, INVESTMENT, OR RECREATION. THE RANCH'S TOPOGRAPHY RANGES FROM FLAT PRAIRIE TO TIMBER-COVERED BUTTES, WITH ELEVATIONS BETWEEN 3,300 AND 3,900 FEET, PROVIDING PRACTICAL ADVANTAGES FOR LIVESTOCK GRAZING AND MANAGEMENT. THE PROPERTY ALSO HAS EXCELLENT WATER SOURCES FOR LIVESTOCK, MAKING IT A SUSTAINABLE OPTION FOR RANCHING.

IN ADDITION TO ITS AGRICULTURAL VALUE, COW ISLAND TRAIL RANCH IS A PRIME HABITAT FOR WILDLIFE, MAKING IT AN ATTRACTIVE DESTINATION FOR HUNTERS AND WILDLIFE ENTHUSIASTS. THE RANCH'S RUGGED TERRAIN AND NATURAL COVER SUPPORT THRIVING POPULATIONS OF MULE DEER, ELK, AND UPLAND GAME BIRDS, AND IT IS LOCATED WITHIN MONTANA'S HUNTING DISTRICT 690. THE PROPERTY ALSO HOLDS HISTORICAL SIGNIFICANCE, BEING NEAR THE HISTORIC COW ISLAND TRAIL, A KEY ROUTE FOR EARLY PIONEERS. OFFERED AT \$2,200,000, THIS RANCH PRESENTS A RARE INVESTMENT OPPORTUNITY WITH IMMENSE POTENTIAL FOR RANCHING, RECREATION, AND WILDLIFE CONSERVATION.

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## COW ISLAND TRAIL RANCH WEBSITE

- 1,888 ACRES
- HUNTING DISTRICT 690 FOR ELK
- LANDOWNER PREFERENCE
- HUNTING RANCH
- CATTLE RANCH
- SUMMER GRAZING
- PRIME HABITAT FOR VARIETY OF WILDLIFE





OFFERED FOR PUBLIC SALE FOR THE FIRST TIME IN OVER 30 YEARS, COW ISLAND TRAIL RANCH IS PRICED AT \$2,200,000. THIS IS A RARE OPPORTUNITY TO INVEST IN A PROPERTY WITH IMMENSE POTENTIAL FOR RANCHING, RECREATION, AND WILDLIFE CONSERVATION. ITS LOCATION, SIZE, AND DIVERSE FEATURES MAKE IT A HIGHLY DESIRABLE ACQUISITION FOR INVESTORS SEEKING TO CAPITALIZE ON THE BEAUTY AND PRODUCTIVITY OF MONTANA'S LANDSCAPE.

**BROUGHT TO YOU EXCLUSIVELY BY:**



**SHANE ANDERSON | NORTHWEST REALTY & AUCTION**

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