

# ALKALI CREEK RANCH

598.89 ACRES | \$1,050,000 | PHILLIPS COUNTY



PRESENTED BY

**UC RANCH** | **NORTHWEST**  
PROPERTIES | REALTY & AUCTION  
A Division of United Country Real Estate

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## MONTANA RANCH LAND FOR SALE

AN EXCEPTIONAL OPPORTUNITY TO OWN MONTANA RANCH LAND JUST MINUTES FROM TOWN. THIS SMALL ACREAGE PROPERTY LIES JUST 7 MILES SOUTH OF MALTA, MT, OFFERING THE RARE COMBINATION OF PROXIMITY TO AMENITIES AND COUNTRY LIVING PRIVACY. WITH DIRECT HIGHWAY 191 FRONTAGE, THE PROPERTY PROVIDES 598.89+/- ACRES YEAR-ROUND ACCESS AND PANORAMIC VIEWS OF THE LITTLE ROCKY MOUNTAINS.

THE LAND FEATURES A STRIKING MIX OF ROLLING NATIVE PRAIRIE, RUGGED SANDROCK OUTCROPPINGS, AND SEASONAL COULEES THAT DRAIN INTO ALKALI CREEK—MAKING IT AS SCENIC AS IT IS FUNCTIONAL. WHETHER YOU'RE A RANCHER LOOKING FOR GROUND TO RUN CATTLE OR SOMEONE SEARCHING FOR THE RIGHT PLACE TO BUILD A DREAM HOME OVERLOOKING THE GREAT PLAINS PRAIRIE AND VIEWS OF THE MOUNTAINS, THIS PROPERTY CHECKS THOSE BOXES.

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## PROPERTY FEATURES

A MODEST SET OF IMPROVEMENTS INCLUDES A **20' X 30' SHED AND 20' X 50' SHOP**, OFFERING PRACTICAL STORAGE AND UTILITY SPACE FOR EQUIPMENT OR RANCH OPERATIONS.

**MULE DEER** ARE REGULAR VISITORS, FREQUENTING THE DRAWS AND COULEES THROUGHOUT THE LAND, MAKING THIS AN EXCELLENT FIT FOR THE RECREATIONAL BUYER AS WELL.



WHETHER YOU'RE LOOKING FOR A PRIVATE HOMESITE, GRAZING GROUND, OR A RECREATIONAL GETAWAY WITH STRONG DEER TRAFFIC, THIS PHILLIPS COUNTY PROPERTY DELIVERS. MALTA OFFERS EVERYTHING NEEDED FOR RANCH LIFE, WITH BILLINGS JUST 180 MILES SOUTH FOR AIR TRAVEL AND LARGER SUPPLY RUNS. THIS IS A PRIME OPPORTUNITY FOR ANYONE LOOKING FOR MONTANA RANCH LAND FOR SALE WITH LOCATION, SCENERY, AND UTILITY.

**BROUGHT TO YOU EXCLUSIVELY BY:**



**TANNER ANDERSON | NORTHWEST REALTY & AUCTION**

RANCH SPECIALIST & CO-OWNER

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