

\$2,054,000

# NORMAN MAVENCAMP RANCH SACO, MT

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## PROPERTY DETAILS

- 2,637+/- Total Deeded Acres
- 1,500+/- Acres of Improved Pasture
- 1,100/- Acres of Native Grass
- Excellent grass and soil health
- Strong cow/calf carrying capacity
- Fenced, two-pasture layout
- Access via county roads
- Hunting and recreation potential
- Springs for water development
- Low overhead, turnkey operation
- Property Taxes 2024: \$4,842.02

## WELL-MANAGED PASTURE NORTHERN MONTANA RANCH

This 2,637± acre ranch property north of Saco offers a well-managed, low-overhead opportunity for agricultural expansion, particularly grazing. With 1,500± acres of Improved Pasture recently released from a 20-year Grasslands CRP program and 1,100± acres of Native Grass—including wheatgrass and alfalfa—the land is in excellent condition due to decades of conservative management. Fenced into two pastures with mostly new fencing and access via county roads, the property supports an estimated carrying capacity of 175 cow/calf pairs for a six-month season, pending water development from existing springs. Ideal for ranchers or investors, it represents a rare chance to step into a carefully stewarded, productive grazing unit.

## HUNTING AND RECREATION IN PHILLIPS COUNTY



While primarily a grazing property, this 2,637± acre ranch also offers strong potential for hunting and recreation. The mix of native grasses, alfalfa pockets, and open pasture provides ideal habitat for upland birds, antelope, and mule deer, which are commonly found in the area. The property's remote location and limited public access enhance its appeal for private hunting or outdoor recreation. With varied terrain and scenic views, it presents an excellent opportunity for those seeking a multi-use property that supports both agricultural and recreational pursuits.

- LISTING AGENT -

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