

\$450,000

80 ACRES | BULL MOUNTAINS MELSTONE, MONTANA

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PROPERTY DETAILS

- 80 secluded mountain acres
- Power, well, and septic installed
- Log structure foundation ready
- Fifth-wheel camper with views
- Top-tier elk hunting area
- Located in HD 701/590
- Rolling meadows and pine cover
- Active wildlife and game cams
- Suitable for horses or livestock
- 2024 Property Taxes: \$1,296.71

BULL MOUNTAIN SECLUSION

This Bull Mountain property is a dream retreat for outdoor enthusiasts and off-grid seekers alike. Nestled deep in the heart of the Bull Mountains, it offers the perfect balance of seclusion and accessibility, with a fully gravelled road leading directly to the parcel. The 80-acre tract is ready for your vision, featuring on-site power, a 375-foot well producing 5 gallons per minute, and a permitted septic system. An existing log structure provides a solid foundation for a future cabin, lodge, or hunting retreat. While you build, a clean and well-maintained 2014 Big Sky 43-foot fifth-wheel camper, set on its own gravel pad with scenic views, ensures immediate comfort and usability of the land from day one.

RENOWNED ELK HUNTING



Located in Montana's renowned Bull Mountains — one of the top elk hunting areas in the state — this property lies within Hunting District 701 and falls under Montana FWP's boundary description that qualifies it as part of the coveted Hunting District 590 for elk. While this is a special draw unit, the odds of drawing a tag are more favorable than many top-tier eastern Montana zones, making it highly desirable for both resident and non-resident hunters. The land features a beautiful mix of grassy meadows, pine thickets, and timber stands, with gently rolling terrain that naturally channels wildlife movement. Game cameras are already active, showing promising elk activity. Beyond hunting, the land is suitable for horses or small livestock, making it ideal as a hobby farm or rural basecamp. Located close to Billings, Roundup & Melstone