



HALL AND HALL®

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LEWIS AND CLARK TRAIL RANCH LINCOLN, MONTANA | \$10,000,000



EXECUTIVE SUMMARY

Located in the famed Blackfoot River Valley, minutes from the town of Lincoln, the 2,800± acre Lewis and Clark Trail Ranch combines a near-perfect mix of recreation and production in a locale that rivals some of the best in Montana. Offering a mix of open meadows and forested benches, this well-blocked assemblage provides grazing for up to 150 pairs in the summer months and extensive habitat for big game, including elk, deer, and bear.

Alice Creek, headwaters of the Blackfoot River, meanders for nearly two-and-a-half miles through the property, providing riparian habitat, stock water, and fishing opportunities. Several other small and seasonal streams traverse the ranch, enhancing its scenic and agricultural values.

Complementing its scenic viewsheds, the ranch comes with a complete set of working and residential improvements, including a 4,720± square foot, three-bedroom home, working corrals, ranch shop, barn, hay storage, and equipment shed, allowing a new owner to immediately enjoy this superlative Montana offering.

Lincoln, a town of roughly 1,000 people, offers many essential services, including medical clinics, shopping, and a municipal airport, all less than 15 minutes from the ranch headquarters. Known as the gateway to the Blackfoot River Valley, its proximity to the famed Bob Marshall Wilderness Complex provides unparalleled recreational opportunities in one of the lower 48's most expansive roadless areas.

The Lewis and Clark Trail Ranch is a complete offering that combines privacy, recreation, and production in one of Montana's most tightly held locales.



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JUST THE FACTS

- 2,800± acres of well-blocked mix of native range, riparian bottom-ground, and stands of deciduous and coniferous forests
- 4,720± square foot home built in 2003 with three bedrooms, three baths
- Additional agricultural improvements, including working corrals, a barn, hay storage, a shop, and equipment sheds
- Summer grazing for 150 pairs
- Three-mile boundary with Helena National Forest and the state of Montana
- Hunting District 281 - over-the-counter elk and deer district
- Fifteen minutes to Lincoln, population roughly 1,000; fifty-five minutes to Helena, and one-and-a-half hours to Missoula.
- Lincoln offers a 4,600-foot asphalt runway for private fliers; Missoula and Helena provide direct flights to several destinations across the United States, including Denver, Salt Lake City, Seattle, Dallas, Minneapolis, Las Vegas, and Phoenix, with seasonal destinations increasing in the summer months
- Unencumbered by a conservation easement
- Property taxes based on previous years is \$8,400



JOEL LEADBETTER | joel@hallandhall.com

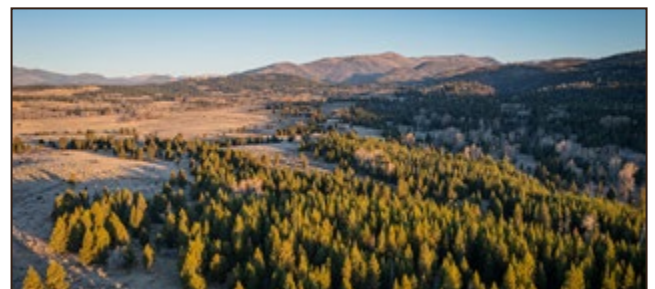
1227 NORTH 14TH AVENUE, STE. 1 | BOZEMAN, MT 59715

(O) 406-587-3090 | (M) 406-580-0146

DEKE TIDWELL | dtidwell@hallandhall.com

901 SOUTH HIGGINS AVENUE, STE. 103 | MISSOULA, MT 59801

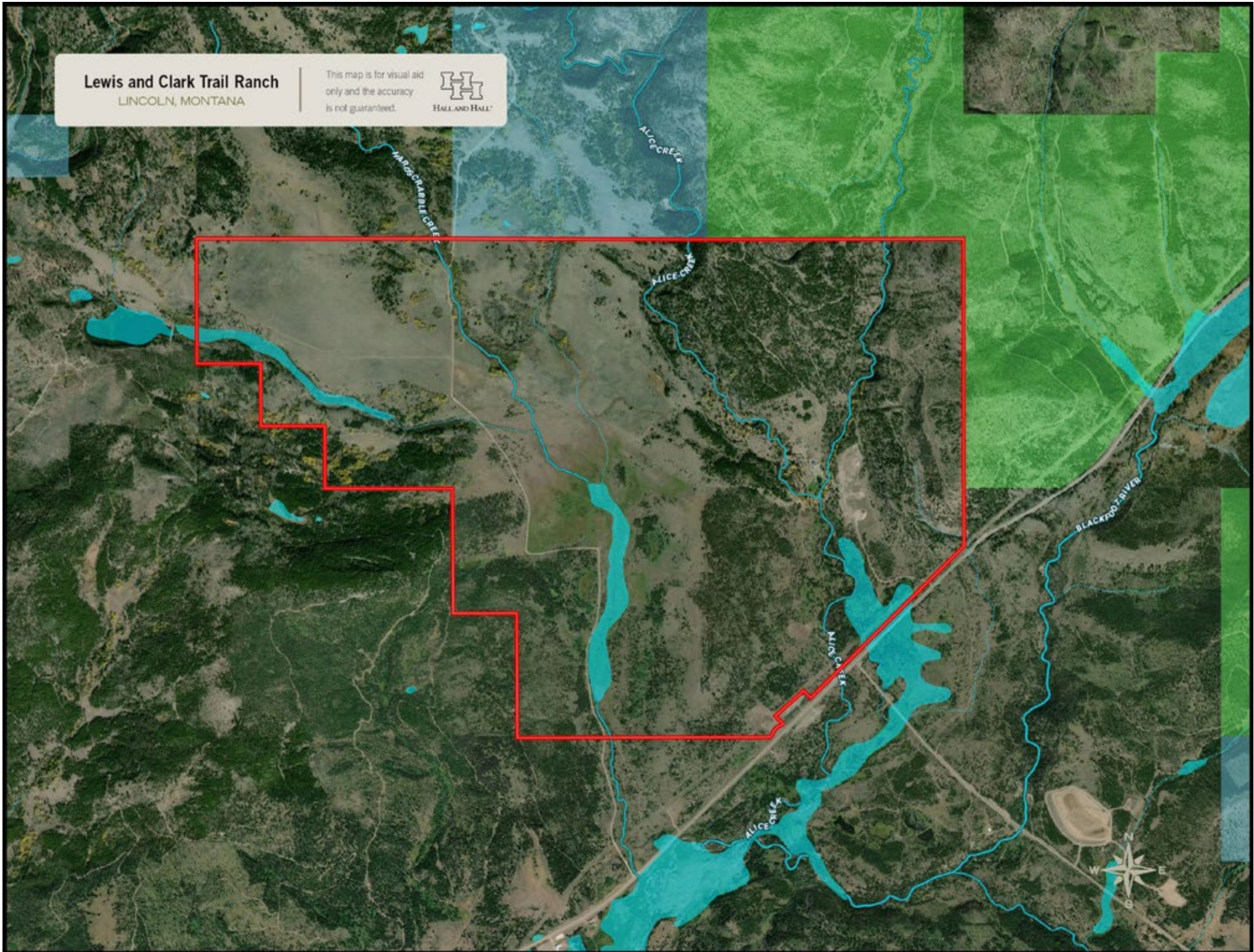
(M) 406-544-7191



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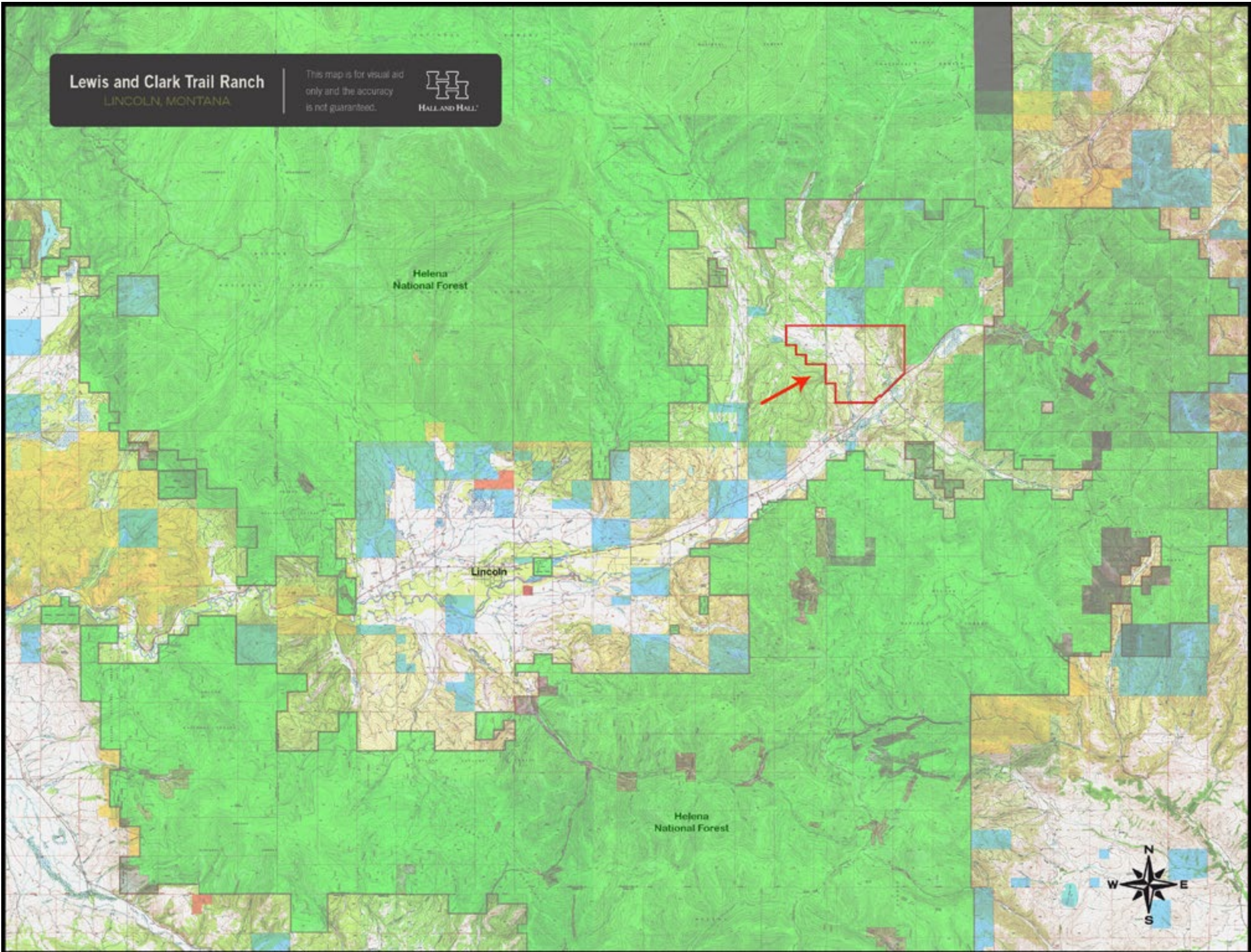
Lewis and Clark Trail Ranch
LINCOLN, MONTANA

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Helena
National Forest

Lincoln

Helena
National Forest



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