



280 acres of prime wildlife habitat located in Northeastern McCone County, Montana. This property is a wildlife mecca with 72 acres of cropland and the balance being a combination of native grasses, steep breaks, brush cover and trees. There is a small cabin on the property with solar power, cistern, and septic system. Redwater River enters and exits the property on the South and then empties into the Missouri River just a short distance away. Sit back and enjoy the majestic views of the Missouri and Redwater Rivers and the Missouri breaks.



**Acreage Total: 280+/-**

**Improvements: Cabin 12x26 built in the last 10 years**

**Total Sq. Ft.: 312 sq. ft.**

**Bedrooms: 1**

**Bathroom: Shower, stove, sink with vanity**

**Heat: Propane 500 LP Tank**

**Water: 1,500 Cistern under cabin**

**Power: Solar Panels**

**Septic: with drain field**

**2023 Taxes: \$445.57**

## **Property Location**

**NHN Nickwall Road**

**\$250,000**

**List # 490BD**

The information contained herein was obtained from the owner and the other sources deemed reliable but is not guaranteed. Prospective buyers are advised to examine the facts to their own satisfaction.

**Missouri River Realty ~ 111 3rd Street South Glasgow, MT 59230~ 406-228-2273**

**[www.MissouriRiverRealty.com](http://www.MissouriRiverRealty.com)**