

Grandview Acreage

TOWNSEND, MONTANA

LIVE WATER
PROPERTIES



Hunting | Ranching | Fly Fishing | Conservation

Grandview Acreage

Townsend, Montana

±256 Acres | Listing Price: \$2,250,000



Contact

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Situated in foothill country off the west flank of the Big Belt Mountain Range in southwest Montana, the Grandview Acreage is a unique property offering much diversity in a relatively small package. Consisting of 256± deeded acres in 3 contiguous parcels, this scenic acreage enjoys panoramic views of several mountain ranges and Canyon Ferry Reservoir in a distinctly rural and agricultural setting. The terrain varies from Juniper and ponderosa pine tree-covered hillsides and ridges, native grass pasture, and cultivated ground. Mule deer, elk, upland game birds, and a variety of non-game animals are regularly seen on the property. Improvements include a three-bedroom, three-bathroom house, outbuildings, corrals, and a pivot system.

Additionally, the property offers several choice building sites, should one wish to expand. The Helena-Lewis and Clark National Forest boundary is approximately 6.5± miles from the property, and access to Canyon Ferry Reservoir is ±4.5 miles away. The acreage also borders landlocked State of Montana land for additional ground on which to recreate. The property is close to town services and the immediate area offers a myriad of recreational opportunities.







Acreage

The Grandview Acreage comprises approximately ±256 total deeded acres in three separate contiguous parcels of 20.1, 121.79, and 114.81 acres, per Montana Cadastral records. The property features varied rolling topography, with scattered mature ponderosa pine and juniper timbered hillsides and ridges, small meadows, cultivated ground, and native grass rangeland. Sweeping panoramic views of Canyon Ferry Reservoir and six different mountain ranges are afforded from various points on the property. The Big Belt Mountains loom large on the eastern horizon, while the Elkhorn Range is prominent to the west. Elevations on the property range from approximately 4,200' to 4,500', and average annual precipitation for the area is estimated at 12 to 14". The entire southern boundary of the property directly borders ±199 acres of State of Montana land, which has no public access. This state piece also corners on another ±327 acres of state land. The deeded land is perimeter fenced on three sides.

The property includes a four-tower Reinke pivot, newly installed in 2019, and irrigates roughly ±36 acres of Roundup-ready alfalfa. The owner cash leases the hay ground to an area rancher on a 50% sharecrop arrangement, and the hay yield on one cutting in 2023 was approximately ±100 tons, with square bales weighing an average of approximately 1,000 lbs. Irrigation water is supplied via buried PVC pipe from a head gate diversion on Duck Creek a mile away, which gravity flows to the pivot. The owner installed the pipe infrastructure in 2019 to improve on a less efficient ditch conveyance system that historically had been used to flood irrigate. There is generally enough water to irrigate through July in most years. In addition to providing cash revenue, the alfalfa crop also serves as a big draw for the immediate area's mule deer and elk population. Several major game trails traverse the property, where elk and deer move from bedding areas to the alfalfa food source. Montana DNRC records show three filed water rights appurtenant to the property, including a domestic, stock, and irrigation right. Several area landowners share the irrigation and stock rights.





Improvements

The residence was built in 1986, and it includes 2,340 sqft on one level and a full basement. There are three bedrooms and three bathrooms, a small kitchen and attached dining room, living room with wood-burning fireplace, and recreation room with bar. An attached deck on the west side of the house looks over Canyon Ferry Reservoir and the Elkhorn Mountains in the distance. There is also an attached one-car garage on the east side of the house. The house experienced some water damage in the basement in 2019, resulting in the owners completing a beautiful remodel job downstairs with modern updates and an en suite master bedroom.

Additionally, a dual tank water treatment system and HVAC system were installed, as was a new roof in 2023. The house features forced air propane heating and central air, and the yard has a buried sprinkler system around the house. A well provides domestic water.

Outbuildings include a 1986, 1,632 sqft shop/garage building with electricity, plumbing, a new roof, and a pole frame building built in 1991. There is also a small set of corrals with an automatic waterer.

Upgrades included:

- PEX water pipes
- Porcelain floor tile
- Knotty alder trim
- Granite counter tops





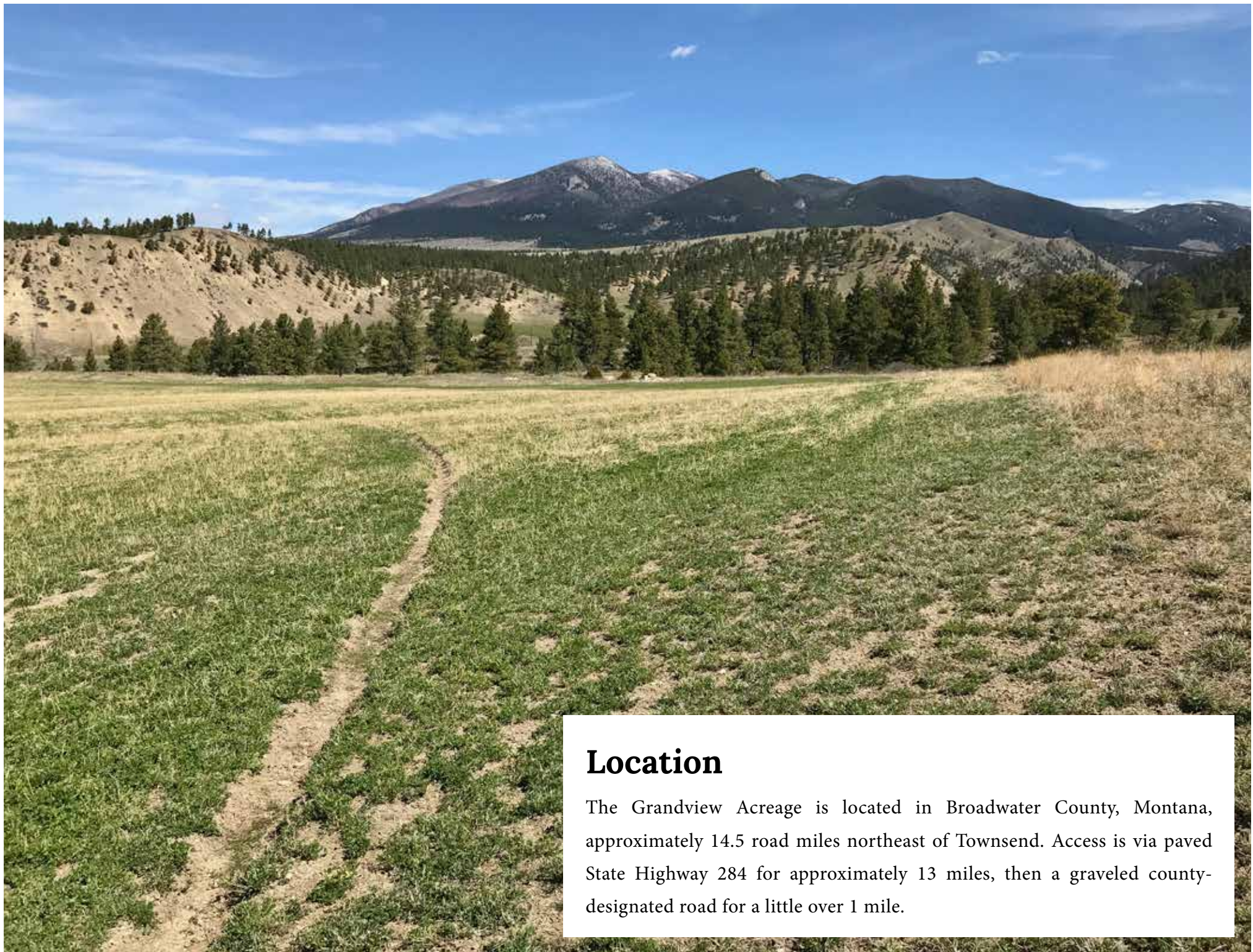


Hunting

Some of Montana's best hunting opportunities are found in the southwest portion of the state. The region's mountains and plains harbor all of the recognized big game species in Montana, including elk, whitetail, mule deer, antelope, black and grizzly bear, mountain lion, moose, big horn sheep, and rocky mountain goats. Waterfowl and upland wing shooting is also excellent in this area with the possibility of decoying ducks and geese in the morning, then hunting for Hungarian partridge, pheasant, and grouse in the afternoon of the same day.

Elk and deer are commonly seen on the Grandview Acreage - the owner has seen several 6x6 bull elk in recent years - and it would be realistic to harvest both species annually on the property. The property lies in Montana elk/deer Hunting District 391, which contains one of the fastest-growing elk populations in Montana, with several trophy bulls in this district being harvested in recent years. Elk tags in this district can be obtained "over the counter" and do not require a special drawing. The archery season runs from the first week of September until the middle of October, and the general season runs from the third week of October through the end of November. Turkey, Hungarian partridge, blue and ruffed grouse, and pheasants are also nearby.

In addition to hunting on the property, the Helena—Lewis and Clark National Forest provides thousands of additional acres to recreate on. Upper Duck Creek Road provides vehicular access to Forest Service land in the Big Belt Mountains, the border of which lies approximately 6.5 miles from the acreage.



Location

The Grandview Acreage is located in Broadwater County, Montana, approximately 14.5 road miles northeast of Townsend. Access is via paved State Highway 284 for approximately 13 miles, then a graveled county-designated road for a little over 1 mile.



Area

Broadwater County spans a geographic area of nearly 1,240 square miles. The region comprises highly productive irrigated and dryland farms, sprawling cattle ranches, timbered foothill and bench terrain, expanses of prairie and rangeland, and high-alpine mountainous areas. Numerous mountain streams feed the upper Missouri River as it winds north from its headwaters to Canyon Ferry Reservoir – the first significant impoundment on the Missouri system. The mountains and plains in the area are home to a compelling diversity of wildlife species. The region offers premier recreational opportunities, a rich history, and a quality and relaxed rural lifestyle.

Townsend, with a population of approximately 2,100 people, serves as the county seat and provides most small-town services. Montana's state Capitol – Helena – lies 32 miles north of Townsend, while one of Montana's most dynamic and fastest-growing cities - Bozeman - is located roughly 75 miles to the southeast. Both cities are large population centers offering all shopping, significant services, restaurants, premium medical facilities, cultural opportunities, and extensive commercial and FBO air services. In addition, Helena is home to Carroll College, and Montana State University is located in Bozeman.



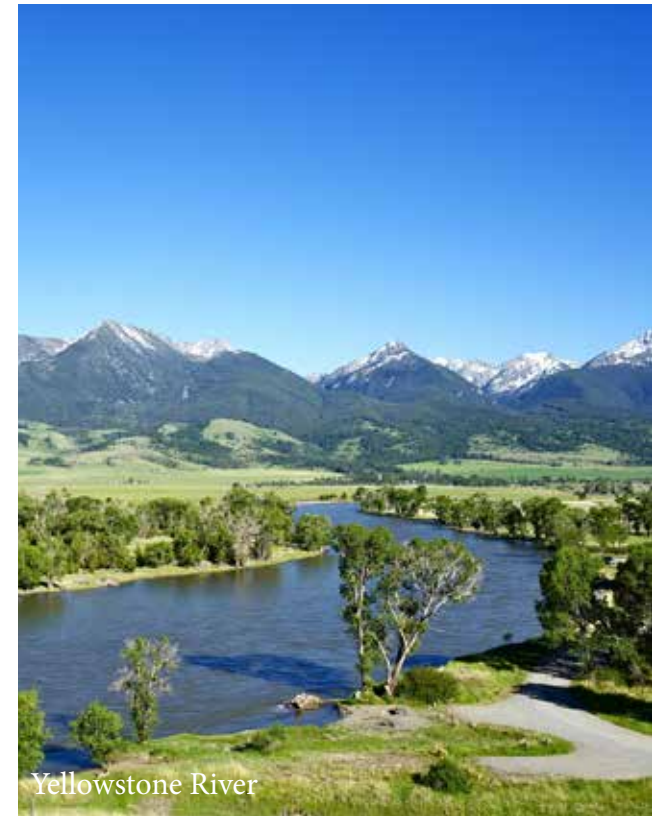
Recreation

Southwest Montana has millions of acres of snow-capped peaks and pristine forests, river riparian ecosystems that include some of the finest wild trout streams in the world, vast expanses of prairie and plains, and a diverse and abundant wildlife community. The area features vast amounts of public lands in the form of National Forest, designated wilderness, State of Montana, and Bureau of Land Management, accessible to anglers, hunters, hikers, campers, horse enthusiasts, and other outdoor adventurers. Whatever the endeavor, the possibilities are limited only by the imagination, and countless people flock to Big Sky Country every year to experience outdoor pursuits amidst arguably some of the most magnificent scenery found anywhere in the world.

Nearby Livewater

Montana's trout streams are legendary - in quantity, quality, and scale - and the state arguably contains more premier water than could be fished in a lifetime. Seven streams in Montana are considered the best of the best, having been labeled "Blue Ribbon" status. Five of these waters are within a one-to two-hour drive from the Grandview Acreage, including the Big Hole, Gallatin, Madison, Missouri, and upper Yellowstone Rivers. In addition to the larger rivers in the area, several smaller mountain streams also offer possibilities for the adventurous trout angler who prefers the solitude commonly associated with spots found off the beaten path.

The Missouri River enters Canyon Ferry Reservoir a few miles north of Townsend. This part of the river experiences spawning runs of rainbow trout in the spring and fall runs of brown trout from the reservoir, offering shots at truly impressive fish. In addition to the trout opportunities, Canyon Ferry is also home to large populations of yellow perch and walleye, and these species are avidly pursued in both open water and through the ice. Walleyes over 15 pounds have been caught in recent years from the reservoir, and state-record fish are commonly believed to be present. There are several campgrounds and marinas with improved boat ramps situated around the reservoir and within short proximity to the Grandview Acreage. The closest road access to the lake is approximately 4.5 miles from the property.









Taxes, Water and Mineral Rights

Real estate taxes in 2023 were \$2,671. The seller will convey/transfer all appurtenant mineral rights, if any, at closing; however, the seller makes no representations or warranties concerning the current status or validity of any of these rights. Any prospective purchaser is recommended to conduct independent investigations of both items.





Summary

The Grandview Acreage combines a beautiful setting with expansive views, a healthy wildlife community with good hunting opportunities, agricultural and grazing options, and convenient proximity to several southwest Montana communities. The property offers diversity in a smaller package as it is easy to manage and maintain, borders State land, and is within minutes of the U.S. Forest Service and Canyon Ferry Reservoir. The property would serve equally well as a full-time residence or part-time base camp for recreational adventures. The Grandview Acreage represents a compelling offering that will be a delightful investment.

Property Details

Townsend, Montana | ±256 Acres

Listing Price: \$2,250,000

IMPROVEMENTS

2,340 sqft one-level home three-bedrooms,
three-bathrooms

One-car garage attached to the main house

1,632 sqft shop/garage building

Corrals with automatic watering system

Partial perimeter fencing

ACREAGE

±256 acres

Pivot irrigated hay ground with grazing option

Recreation hunting

LOCATION

14.5 miles northeast of Townsend, Montana

32 miles to Helena, Montana

75 miles to Bozeman, Montana

CONTACT

For more information please contact

Jeff Shouse at 406.580.5078 or

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Brokers representing well-qualified prospective buyers are welcome to enquire and are cordially invited to contact Live Water Properties for information regarding cooperation policies.

Notes:

1) This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you. 2) Offering subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee. 3) Live Water Properties LLC represents the Seller as a Seller's Agent.



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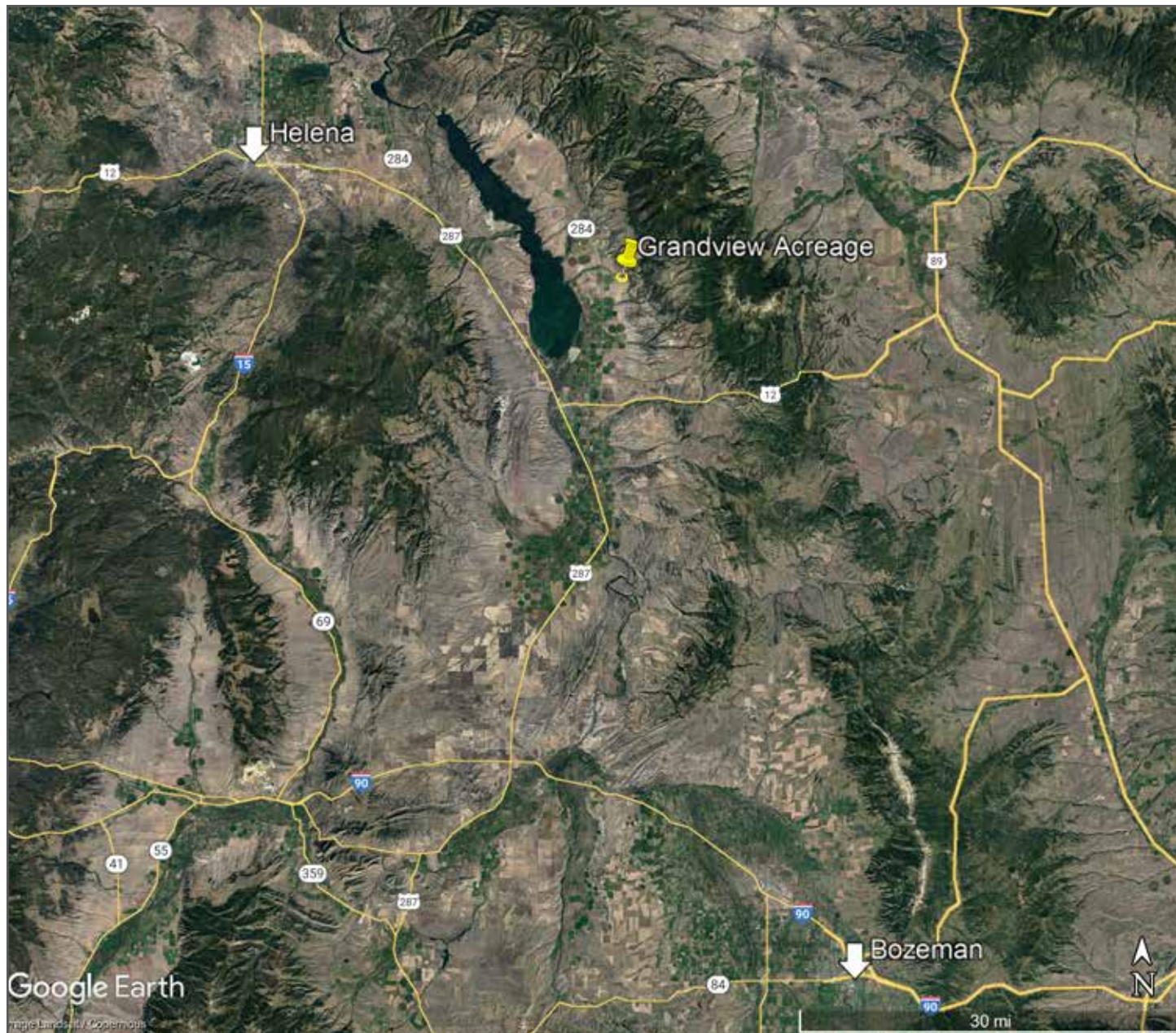
Grandview Acreage - Aerial Map

••Maps are for visual aid only accuracy is not guaranteed.



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Grandview Acreage - Location Map

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