

BLACKLEAF CANYON RETREAT
West of Bynum, Montana

LOCATION: This creek bottom 160 acres is located next to the Rocky Mountain Front just outside the Blackleaf Wildlife Management Area and the trailhead to National Forest Land (5 miles) and the Bob Marshall Wilderness Area (approximately 7 miles). Bynum, Montana is approximately 12 miles east of this property. Choteau, Montana is southeast about 25 miles and Great Falls, home to an International Airport, approximately 80 miles.



DESCRIPTION: This is a 160-acre tract of land with Blackleaf Creek meandering through the bottom. It is comprised of excellent grazing and hay land. Close to town and services yet remote in the shadow of the Rocky Mountain Front with the Blackleaf Management Area, National Forest and Bob Marshall Wilderness beckoning close by. Fishing in Bynum reservoir a short drive to the east.



WATER: Water rights on Blackleaf Creek go back to 1878 and are the oldest on the creek. The owner has drilled two wells on the property with one producing 15 gallons per minute and the other 40 gallons per minute.



With all of the water available and the topography of the land a fish pond would be ideal on this property.





HOMESITES: There are a numerous areas that are ideal for a building site on this excellent property. The views are incredible and the mountains seem to change daily as well as with the seasons.





TAXES: 2010: \$309.02

BROKER COMMENTS: Whitetail deer are numerous on the property and all big game hunting is available on the Forest land and the Wilderness area. It is rare for a premier, yet manageable property of this size to be available along the Rocky Mountain Front with all the recreational possibilities so near.



PRICE: \$440,000.00 Cash.

DISCLOSURE: The information contained herein has been supplied by the Owner to Holiday Realty and/or compiled by Holiday Realty from other sources believed to be reliable. This information is not guaranteed to be accurate and the reader of this information should independently verify all such information.





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[LOCATOR MAP](#)
[TOPOGRAPHIC MAP](#)

**FOR MORE INFORMATION: [E-MAIL JOHN BINK](#) ☎️ 406-264-5717 (Home)
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CALL TOLL FREE HOLIDAY REALTY 866-873-8635

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