

## **PONDS & ACREAGE**

### **White Sulphur Springs, Montana**



LOCATION: This unique property adjoins the town site of White Sulphur Springs on northeast side of town. White Sulphur Springs is a quaint western town of approximately 1,000 residents, which has managed to maintain its western influence because of the areas strong agricultural base. The areas major ranches have remained in a lot of the same families for generations and are large, desirable operations. White Sulphur Springs is the county seat of Meagher County.



White Sulphur Springs is renowned for the outstanding hunting, fishing and recreational opportunities that are offered in the area. Located along the river bottoms of the Smith River and the North Fork of the Smith River and surrounded by the Castle, Little and

Big Belt Mountains. Situated in a very scenic setting with majestic views of these surrounding mountains and access to thousands of acres of public land within the Lewis and Clark National Forest Service.



White Sulphur Springs is located a short 1½ hour drive from Bozeman, Helena or Great Falls. For more information on White Sulphur Springs go to [http://en.wikipedia.org/wiki/White\\_Sulphur\\_Springs,-\\_Montana](http://en.wikipedia.org/wiki/White_Sulphur_Springs,-_Montana) or [www.montanapictures.net/white\\_sulphur\\_springs\\_montana\\_pictures.htm](http://www.montanapictures.net/white_sulphur_springs_montana_pictures.htm)

Click on the following links for more information about the following cities or for more information about Montana go to [www.visitmt.com](http://www.visitmt.com)

Bozeman [www.bozemanchamber.com](http://www.bozemanchamber.com)

Helena [www.gohelena.com](http://www.gohelena.com)

Great Falls [www.greatfallschamber.org](http://www.greatfallschamber.org)

The drive from White Sulphur Springs to Great Falls is through the Scenic Kings Hill Scenic Byway of the Little Belt Mountains. More information on this scenic byway can be accessed on the Internet at [www.sangres.com/montana/scenic-byways/kings-hill-](http://www.sangres.com/montana/scenic-byways/kings-hill-)

[byway.htm](#)



ACREAGE: The White Sulphur Springs Ponds and Acreage comprises a total of 27.50 deeded acres. This acreage borders the town site of White Sulphur Springs on the northeastern portion of town and offers spectacular panoramic mountain views in every

direction.



This prime property supports two ponds totaling approximately 3.5 acres and has a water right out of the North Fork of the Smith River. Water is diverted to this property for a constant flow of water thru these ponds. In the past these ponds have been used to raise fish and still could be done today.



Several choice building sites overlooking the ponds with unsurpassed mountain views of the Castle, Big and Little Belt Mountains with room for your horses. Country living with all the amenities of town access is via pavement.



IMPROVEMENTS: An old barn is situated on the property and found to be in fair condition. Power is installed to this barn.



RECREATION: This acreage is found in the heart of unlimited public National Forest Service land. Only minutes away from your front door, you have access to this public acreage. For more information on the Lewis and Clark National Forest Service go to their web site at [www.fs.fed.us/r1/lewisclark/](http://www.fs.fed.us/r1/lewisclark/)

From this property are endless recreational opportunities including hunting, fishing, hiking and mountain biking, just to name a few. For more information on fishing and hunting go to Montana Fish, Wildlife & Parks web site at <http://fwp.mt.gov>



Camp Baker, a state park and a jumping off spot into the renowned Smith River Canyon is a short 27 miles west of White Sulphur Springs. Floating the Smith River is a spectacular 60 mile river float through what most people refer to as a trip through paradise. Noted for its spectacular scenery, limestone canyons and renowned trout fishery, the Smith River is unique in that it has only one public put-in and one public take out-out for the entire 60-mile segment of river. To help preserve the unique quality of this area, a permit is required and overnight camping must take place at designated boat camps. [www.crosscurrents.com/CrossCurrents/Smith-River.html](http://www.crosscurrents.com/CrossCurrents/Smith-River.html)

Showdown Ski Area is a short twenty two miles away on Kings Hill Pass and boasts thirty-four runs and 1,400 feet of vertical drop. Their web site can be accessed at [www.showdownmontana.com](http://www.showdownmontana.com)





The Kings Hill Pass also offers approximately 325 miles of groomed snowmobile trails. For more information on Snowmobiling to [www.gtfsnowmobile.com](http://www.gtfsnowmobile.com) Cross-country skiers will find approximately twenty miles of groomed cross-country ski trails for wintertime enjoyment.



TAXES: 2011 Real Estate Taxes \$537.08

PRICE: \$315,000 Cash.



BROKER COMMENTS: This unique property offers great building sites with unsurpassed mountain views and year around recreational opportunities out your back door. This property offers country living with the amenities of town bring your horses. Enjoy the quite life of this small western town. Enjoy fishing in your own private fish ponds. There is power to the property and access is off pavement.




CLICK ON THE FOLLOWING LINK FOR MORE PICTURES AND MAPS

[LOCATOR MAP](#)

[TOPOGRAPHIC MAP](#)

[AERIAL MAP](#)

FOR MORE INFORMATION:

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