

MILK RIVER HI-LO HUNTER

Presented by Eliot Strommen for
Jordan Land Management

Don't let its size fool you.
Totaling 177+/- deeded acres,
avid hunters experienced in
hunting **Trophy Whitetails**
on the **Milk** will immediately
recognize that this Milk River



gem contains all the desirable
hunting attributes normally
associated with much larger
properties. It starts with
parcels of heavy timber, or
“points” on each end, filled
with **Mature Cottonwood,**
Ash, and Chokecherry trees.
Connecting these “points” on
the north is **one mile of Milk**
River frontage. In the middle,
58 acres of prime irrigated
river bottom ground supplied

by Bureau of Reclamation's
 $\frac{3}{4}$ mile long irrigation canal.
Bordering the entire
southern edge of the
irrigated ground are narrow
Sloughs and Drains filled
with **Cattails, Buck brush,**
and mature trees, providing
habitat for not only deer but
also **Pheasant.** The result is
a food source surrounded by
the Milk River on the North
and East, mature timber and





brush on the East and West, and a large irrigation canal with its brushy sloughs and cattails on the South, all providing the discerning hunter numerous locations to hunt from regardless of wind direction. Finally, the river bottom rises up to meet the “bench” with its coulees filled with **Mature Ash trees, Chokecherry and Russian Olive trees**, more prime

habitat for sneaky bucks and **Upland birds**. Property contains one stock well w/power. Functionality of the well is unknown but assumed to be good. There is an excellent **RV/camping site** w/water. And talk about **location, location, location!** Completely hidden from view from the nearest road it is isolated and private and yet only 20 minutes to town.



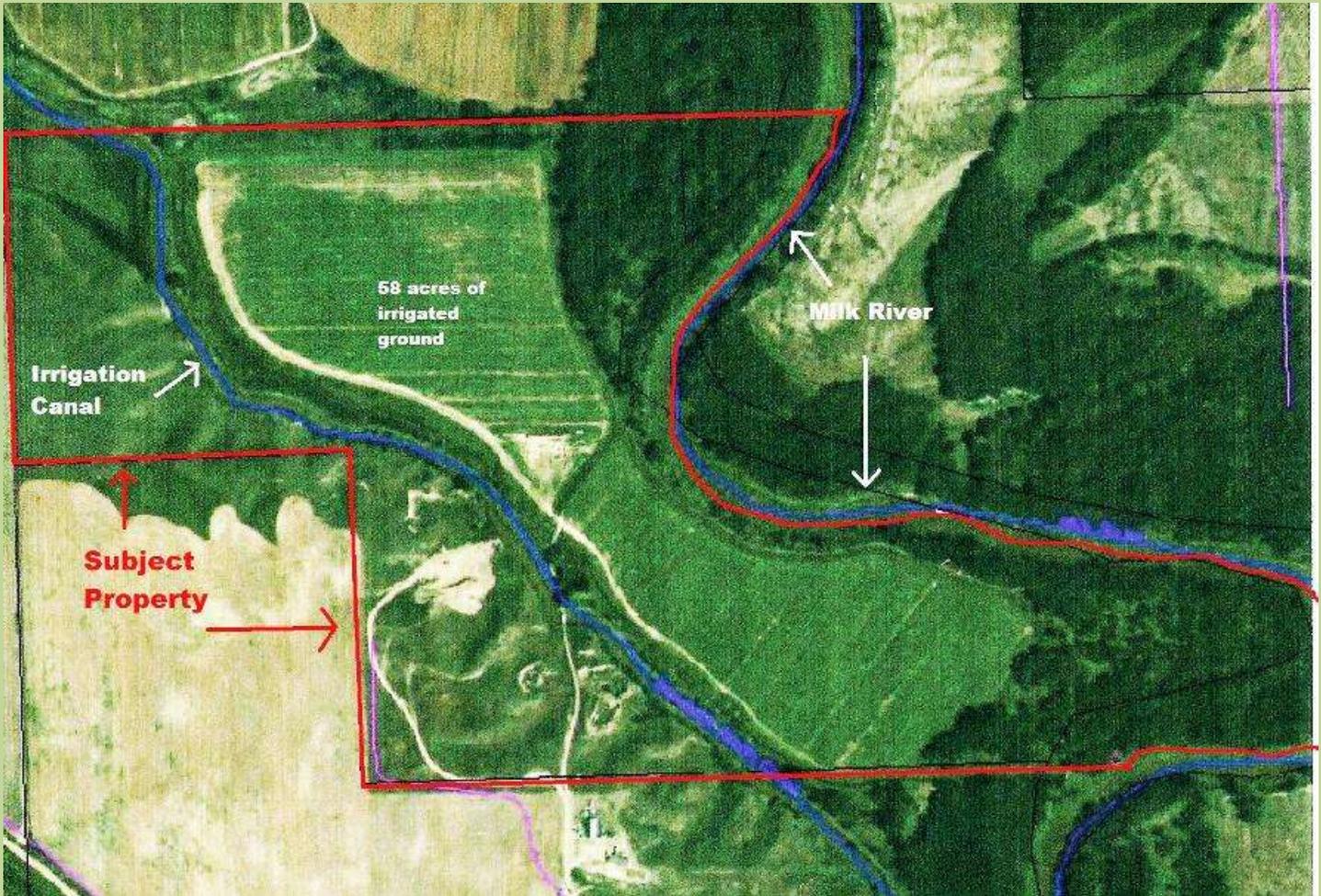
There are several home sites with tremendous views of the property, the Milk River Valley and the surrounding



horizons. And, with more shoreline than the state of California and nationally known for its **Premier Walleye fishing**, huge **Fort Peck Lake** is only 40 minutes away. Finally, surrounding Fort Peck Lake is the **Charles Russell Game Preserve** with over a million acres of **Elk, Antelope, and Mule Deer** hunting available.

Own a truly a remarkable piece of property located in the Heart of the Milk River Valley!!!!

Aerial Map of Hi-Lo



Offered at \$389,000.

Shown by appointment only.

Property taxes - \$1800 annually

For more information contact:

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