

320 +/- AC OF UNDEVELOPED LAND

IDEAL FOR LONG-TERM LAND INVESTMENT, GRAZING OPERATIONS, OR RECREATIONAL USE.

S14, T16 N, R25 E, N2N2; SWNW ; W2SW ; SESW WINNETT, MT 59084

FOR SALE



SALE PRICE \$175,000

PROPERTY HIGHLIGHTS

- 320 +/- AC of Undeveloped Land
- Ideal for Long-term Land Investment, Grazing Operations, or Recreational Use.
- Features Gently Rolling Topography with a Seasonal Creek Running Through a Shallow Valley in the Northern Section.
- Covered with Native Grasses, Including Bluebunch Wheatgrass, Buffalo Grass, and Blue Grama.
- Dwarf Box Elder Trees Found Along the Lower Portion of The Property.
- Situated South of Skibby Road and Wild Horse Lake, and East of Blakeslee Road Near The Historic Teigen Sheep Ranch.
- APN: 0001000328
- Zoning: None
- Access Requires Permission Via Neighboring Private or Bureau of Land Management
- Located Approximately 40 Miles East of Lewistown, Montana



Paul Lencioni
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PROPERTY PHOTOS



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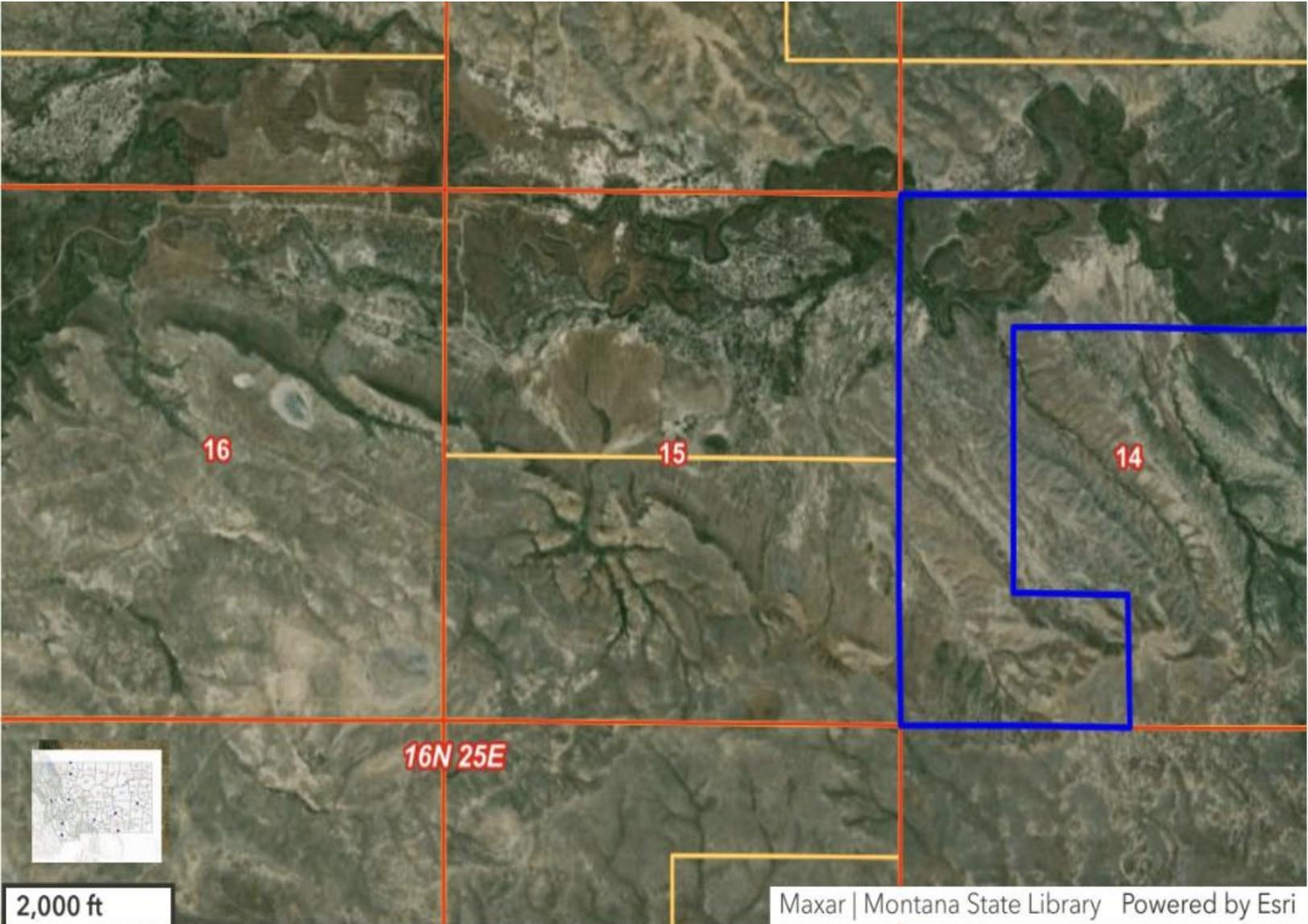
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AERIAL PHOTOS



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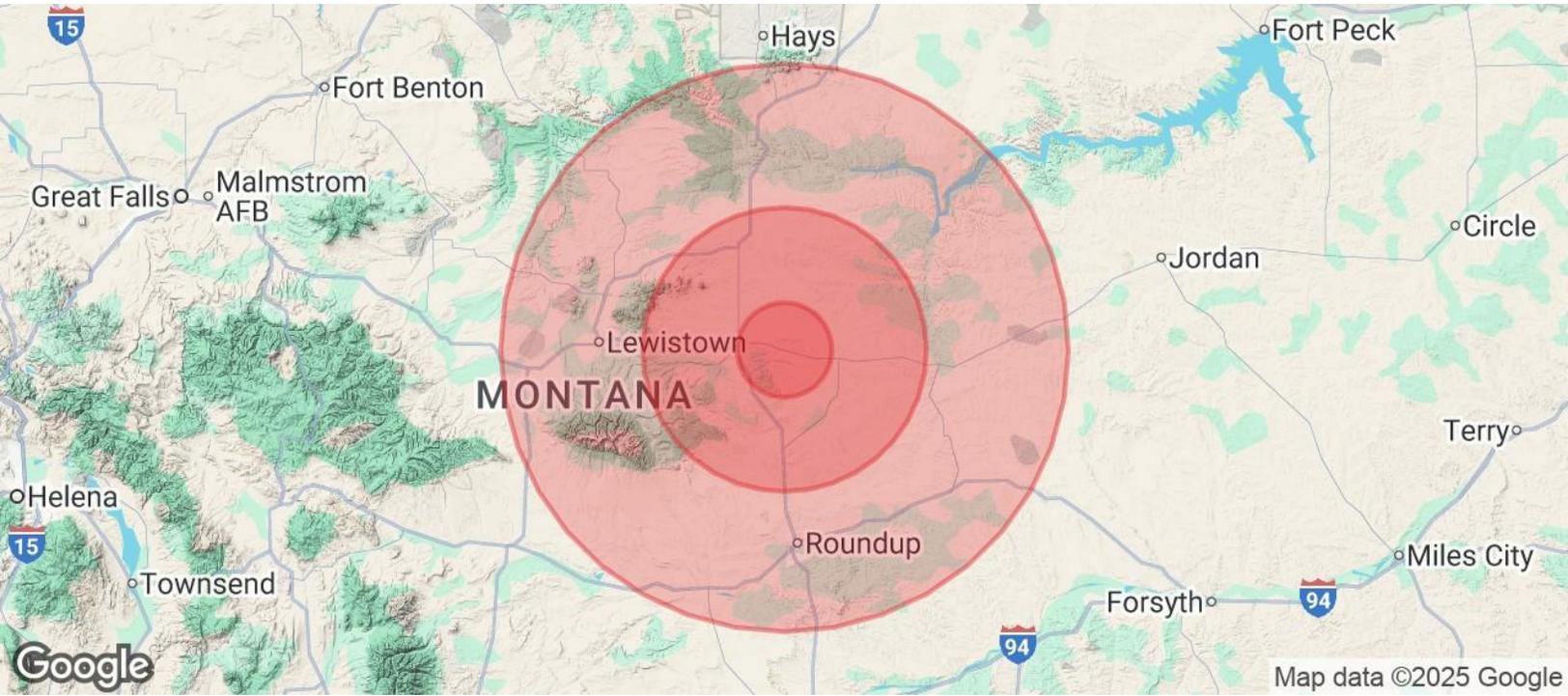
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DEMOGRAPHICS MAP & REPORT



POPULATION	60 MILES	30 MILES	10 MILES
Total Population	18,993	1,655	263
Average Age	47	47	46
Average Age (Male)	46	47	45
Average Age (Female)	47	48	47

HOUSEHOLDS & INCOME	60 MILES	30 MILES	10 MILES
Total Households	8,354	717	111
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$78,548	\$82,949	\$79,428
Average House Value	\$294,928	\$293,397	\$290,665

Demographics data derived from [AlphaMap](#)

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