Road to the **BUFFALO RANCH**

3,030 +/- Acres
Lewis & Clark County, MT

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The Nez Perce called this ancient trail “Qoq’aalx ‘Iskit!” meaning “Buffalo Road.” Although Meriwether Lewis got the native spelling wrong in his journal, he did however translate it correctly as “Road to the Buffalo.” The well-worn trail crossed the Continental Divide at a low pass and is still used today as a migratory path for diverse wildlife.

These four contiguous properties collectively total 3,030 +/- acres in Lewis and Clark County near Lincoln, MT. The opportunity to purchase these individually acquired holdings, each having their own special function and allure, come together to encompass a big game and fishing sportsman’s paradise. Species on the entire property include Elk, Mule Deer, Whitetail, Moose, Mountain Goat, Mountain Lion, Black Bear, Wolves, Waterfowl, and Trout.
SECLUSION.
ABUNDANT WATER.
PRIVATE HUNTING & FISHING.
HISTORICAL SIGNIFICANCE.
Driving Directions: From Lincoln, MT:
Drive 10 miles east on HWY 200. Turn north on to Alice Creek Rd. and go 5 miles. The property starts at the 3rd cattle guard.
Another significant attribute of this ranch is that it has been well managed with natural stewardship practices and none of the properties are under a conservation easement agreement. This is rare in this region as many properties in the surrounding area are under conservation easements including two of the three bordering properties to this ranch.

A SPORTSMAN’S PARADISE!

ELK, MULE DEER, WHITETAIL, MOOSE, MOUNTAIN GOAT, MOUNTAIN LION, BLACK BEAR, WOLVES, WATERFOWL, & TROUT.
The Road to the Buffalo Ranch is outlined on three sides by the Continental Divide, and the Helena National Forest, as well as the Scapegoat Wilderness which is part of the Bob Marshall Wilderness complex - the definition of seclusion! The southern border of the Alice Creek Ranch also shares a boundary with a state section.

The Bob Marshall Wilderness complex spans 1.5 million acres, the third largest in the lower 48 states. Typically, most would only have access through the designated trailheads. However, you would have many options to enter this massive landscape through three of the four properties. You would have access to over 1,700 miles of trail where you can explore the many rugged ridge tops, alpine meadows, thick forest river bottoms, or open grass flats. This complex is home to a host of wildlife and many trophy big game including Elk, Mule Deer, Whitetail, Moose, Black Bear, Wolves, Mountain Goat and Mountain Sheep. Other species in the wilderness would include Grizzly Bear, Lynx, and Wolverines. The southern border of the Alice Creek Ranch also shares a boundary with a state section.
While maintaining the immense habitat for such a wide array of wildlife, this ranch also serves as a working summer ranch where the owners have diligently invested into fences, gates, and structure maintenance. Additionally, this ranch is coupled with over 40 registered water right claims. This ranch has been leased for summer grazing allowing over 200 cow/calf pairs from June through October with plenty of forage leftover. In addition to this, the owners also maintain a small cavy of brood mares and saddle horses year round. With the infrastructure, grazing, and abundance of water these properties possess it offers many possibilities - a working ranch, equine facility, private retreat, outfitter headquarters, and much more.
Lincoln, MT is the nearest community to the ranch and offers the best of Western Montana services including municipal airport, gas stations, bars & restaurants, a grocery store, landscape & handyman services, and a hardware store - a classic western Montana small town.

The Road to the Buffalo Ranch is set in the heart of mountainous terrain yet, recreational opportunities and modern conveniences are quite accessible. The Great Divide Ski Area is only 35 miles away. Helena, Montana’s capitol, is only 50 scenic miles from the ranch. It offers all amenities of a large city as well as the Helena Regional Airport.

Wolf Creek, another scenic drive through Roger’s Pass, takes you to the Missouri River Basin where world class fly fishing and Holter Lake can be reached in a 41-mile journey. Holter Lake is a 24-mile-long body of water that spans a surface area of 4,800 acres. A historical highlight of the lake is a narrow 5-mile stretch marked at its downstream end that Captain Meriwether Lewis recorded as the Gates of the Mountains.

Great Falls, MT lies northeast 82 miles and is a major agricultural and business hub for Northwestern Montana offering all major amenities including the Great Falls International Airport.

Missoula, MT being 92 miles away following the famed Blackfoot River for much of the drive offers many recreational opportunities, modern conveniences and an international airport.

Bozeman, MT also maintaining an international airport, is 150 miles to the south that offers modern amenities and recreation.
PROPERTY BREAKDOWN

A BEAUTIFUL PROPERTY!
PURCHASE THE ENTIRE PROPERTY OR INDIVIDUAL ACQUIRED HOLDINGS EACH HAVING THEIR OWN ALLURE & SPECIAL FUNCTION!
Road to the Buffalo Ranch
2,775 +/- Acres, Cabins
Price: $8,325,000

Alice Creek Ranch
200 +/- Acres, Headquarters
Price: $1,500,000

Stolen Elk Ranch
47 +/- Acres, Cabin
Price: $599,000

Heavenly Pines Airstrip Lot
10 +/- Acres, Cabin
Price: $399,000
Road to The Buffalo Ranch

Acres: 2,774 +/-

Legal: S07, T15N, R07 W, LTS 2-4, S2NE4, SE4NW4, E2SW4, SE4; S08, T15 N, R07 W, SW; S08, T15 N, R07 W, SE4; S08, T 15 N, R07 W, N2; S05, T15 N, R07 W, ALL; S04, T15 N, R07 W, LTS 1-10, LT 12, NW4SW4; S33, T16 N, R07 W, ACRES 48.61, H.E.S. NO. 1232; S04, T15 N, R07 W, SE4; S04, T15 N, R07 W, LT 11, S2SW4, NE4SW4

Taxes (2019): $3,667.11

Price: $8,325,000

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The Road to the Buffalo Ranch is known to some as the Crown Jewel of the Continental Divide. In addition to the surrounding national forest and wilderness areas, this breathtaking ranch is home to Alice Creek, one of the first tributaries of the famed Blackfoot River, which runs over 2 miles along the eastern edge of the property. Alice Creek is dotted with beaver dams creating several different pockets of trout holding water. Truly spectacular views are framed by verdant meadows and outlined by sparkling spring creeks at a 5,400’ valley floor elevation and reaching to over 6,200’ elevation of timbered peaks and mountain sides.

Yet even with the mountain terrain, the ranch is very accessible with many old logging roads and newly refurbished roads. The access provided by the property’s roads not only makes it perfect to scout for a bugling Elk in the fall but, also makes field dressing and packing out big game a breeze.

Although the ranch supports a resident herd of 200 Elk it also provides habitat for Mule Deer, Whitetail, and Moose in addition to the seasonal livestock grazing pastures. The abundance of forage on the ranch has been cohesively managed for both wildlife and livestock production.

The ranch has two rustic cabins that are heated by both propane and a wood stove. Together, the two cabins comfortably sleep 8 people. Included with the cabins is a log shed along with a log outbuilding that houses a propane heated shower. This area serves as an excellent outpost for a hunting camp or could be used to house guests as well.
Alice Creek Ranch

Acres: 200 +/-
Legal: S09, T15 N, R07 W, IMPROVEMENT SITE
Taxes (2019): $5,590.00

Price: $1,500,000

• 2 HOMES
• HORSE BARN
• SHOP
• OUTBUILDINGS
• CORRALS

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Alice Creek Ranch is the headquarters of the Road to the Buffalo Ranch. It encompasses 2 main homes, a cabin, a horse barn, shop, outbuildings and corrals. The 2,392 +/- sq. ft. executive home is a one level, 2-bedroom, 2-bathroom, log cabin that was built in 1998. This home has a newly renovated kitchen with updated appliances. The large windows in the living room offer spectacular views of the Alice Creek Basin bordered by timbered mountains, the Helena National Forest and The Scapegoat Wilderness to the north. This basin is host to many big game and trophy trout that can be found in the spring fed pond that is only a short walk from the executive home. Even with these rustic views in a modern log home you are still able to connect to the world (that is, if you wish to do so) through fiber optic internet.

While you can enjoy your own log home with spectacular views your guests can also enjoy them from the guest home. The guest home is a 1,212 +/- sq. ft. 2-bedroom, 1-bathroom home that provides a comfortable rustic place to relax with a 248 +/- upstairs that leads out to the most stunning view of the Alice Creek Basin and the stocked trout pond that has been known for its trophy trout. This guest home offers privacy and seclusion for friends and family who come to enjoy nature and the stunning scenery of this ranch.
STOLEN ELK RANCH

Acres: 47.26 +/-

Legal: S32, T16 N, R07 W, C.O.S. 3158271, PARCEL 1, PT H E S #1111

Taxes (2019): $751.19

PRICE: $599,000

Stolen Elk Ranch

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The Stolen Elk Ranch is a nearly end of the road property that offers a well-maintained, rustic, yet very functional cabin. The majority of its western border has two very private owners along with the Helena National Forest and the Scapegoat Wilderness while the entire eastern border is the Helena National Forest and the Scapegoat Wilderness. The Southern border is shared with the Road to the Buffalo Ranch. This secluded property has a live spring that runs year-round and is some of the best water you will ever taste. In addition to this there is a spring fed creek that meanders through the property’s valley providing an excellent water source for many of the Elk and deer that frequent this property.
ACRES: 10 +/-

LEGAL: S13, T15 N, R08 W, C.O.S. 348009, ACRES 10, M&B TRACT, IN NE4NE4

TAXES (2019): $1,524.71

HEAVENLY PINES AIRSTRIP LOT

Price: $399,000
The Heavenly Pines Airstrip Cabin is a truly unique property that offers back access to the Road to the Buffalo Ranch. For the airplane enthusiasts this property is part of a subdivision that encompasses the 3,600’ grass runway of the Elk Trail Landing Strip. This ready-for-remodel cabin has been prepped for renovation and offers spectacular views of the Landers Fork Basin. Located at the Southeast corner of the property, it can be accessed by the county-maintained Landers Fork Road.

Heavenly Pines Driving Directions:
From Lincoln, MT: Drive 6.5 miles east on HWY 200. Turn north on to Copper Creek Road/Landers Fork. In 200 feet turn right to stay on Copper Creek Road/Landers Fork Road for 2.4 miles. At the fork in the road continue north on Landers Fork Road 3.2 miles. Turn right onto Heavenly Pines Way. There is a locked gate 500 ft. straight ahead. The property starts at the locked gate.