

# Haskill Mountain Ranch

For more information please call:  
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*Ranch main entrance  
with bridge over  
Mount Creek.*



*The Ranch features a variety of land...*

Grazing land, meadows, gently sloped property with timber thinned, and majestic surrounding mountains.



## **Haskill Mountain Ranch Narrative**

Haskill Mountain Ranch (HMR) is comprised of a total of 2,130 acres, approximately 17 miles from downtown Kalispell to the front entrance. The entrance is a large log accented bridge over Mount Creek which flows year around. The property is the largest contiguous land holding in northwest Montana and encompasses the highest privately owned mountain peak (Haskill Mountain) from Kalispell to the Idaho border.

Montana Fish, Wildlife, and Parks has designated this property as Big Game Winter Range. Two timber companies selectively logged this property opening it up wonderfully for farm and ranch operations. The property is bordered by an 800 acre cattle ranch which is the only privately owned neighbor. The other neighboring properties include a section of Montana State Land, thousands of acres of Flathead National Forest and Plum Creek Timber who has an open lands policy. Since Montana is an open range state, all of these acres, that are suitable, will allow cattle to graze effectively increasing the size of productive ranch land.

Three wells have been drilled on the Ranch varying in depths of between 550 and 900 feet. A water quality and availability analysis was completed showing more than adequate supply for ranch and farming operations.

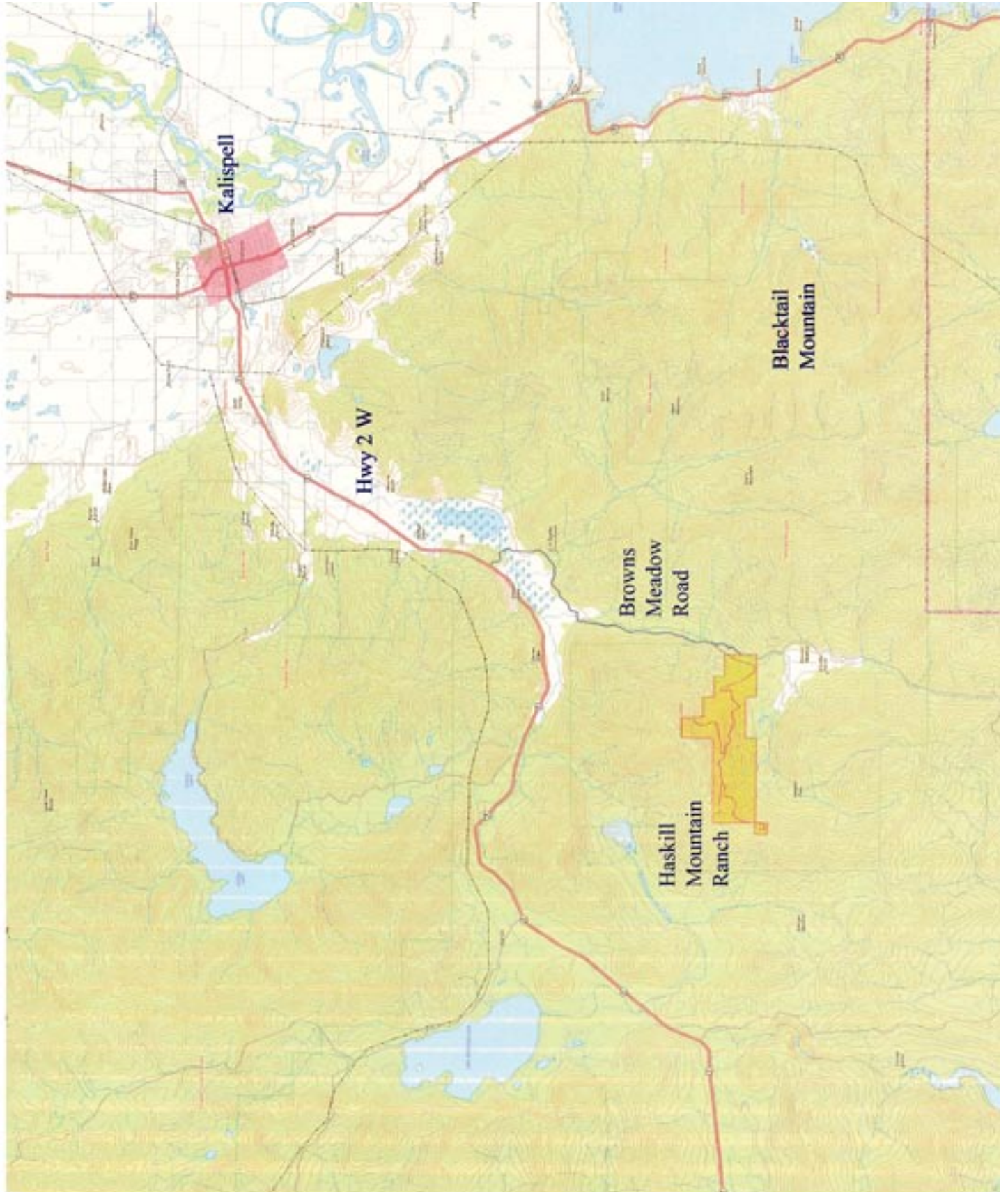
About 8 miles of roads have been completed through the property to provide primary access to all parts of HMR. Primary power and phone conduits are in the ground and are sufficient to service the property.

The project has its own onsite gravel pit so haul distances for road construction are kept to a minimum. The insitu soil and rock conditions are such that very little pit run is necessary for road construction making access to all the Ranch easy for year-round operations.

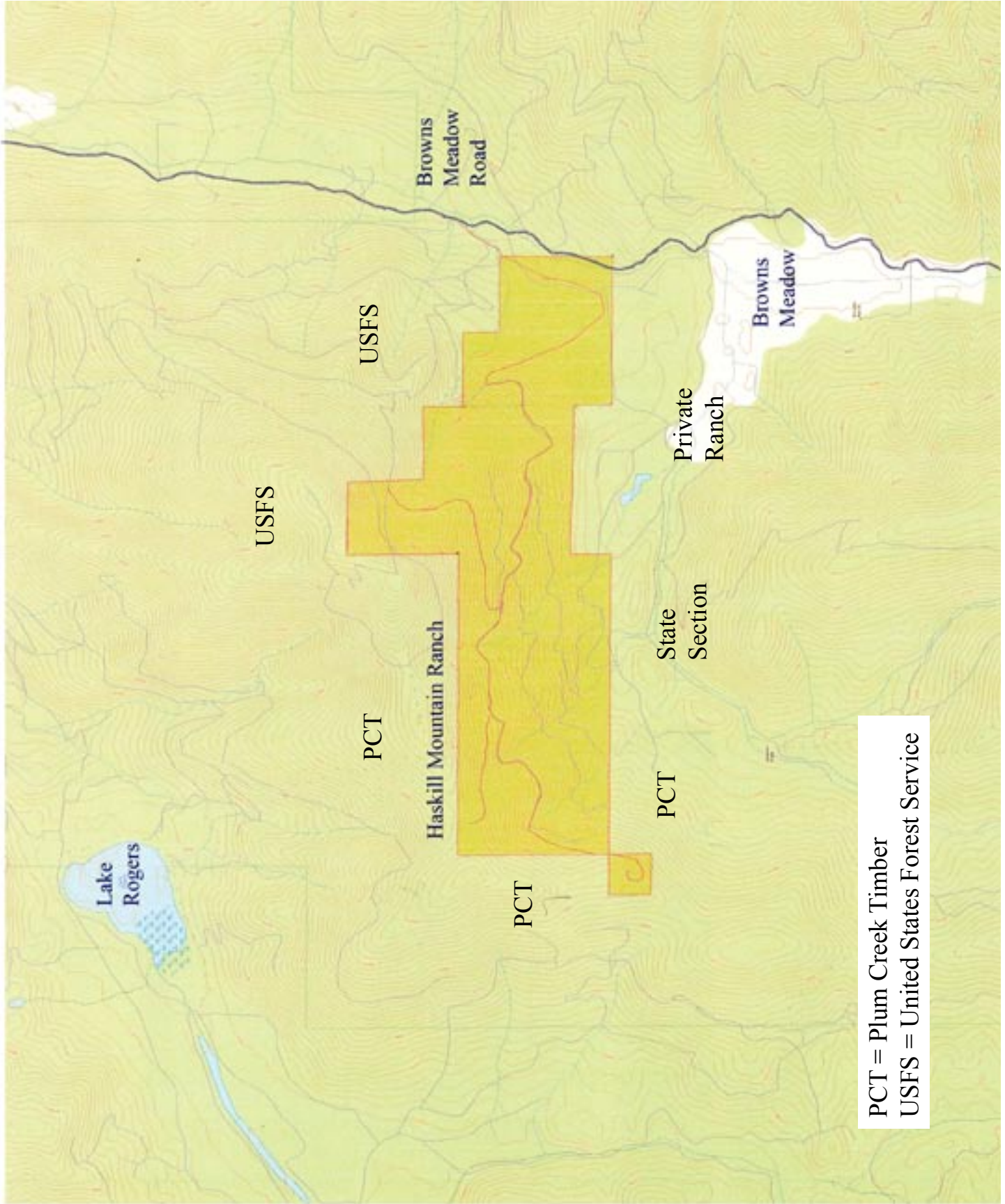
### **Conservation Easement**

The Montana Land Reliance toured the property and said it was an excellent candidate for a conservation easement which would still allow ranch and farm operations. Their web page explains the advantages of a conservation easement being applied to all or only a part of Haskill Mountain Ranch.

# Location Map



# Surrounding Properties



PCT = Plum Creek Timber  
USFS = United States Forest Service

# Google Aerial of Property

