

LAND FOR SALE

**Quality Rangeland & Sporting
Property**

Wick Coulee Pasture

398 +/- Acres
Richland County, Mt



www.nickjonesre.com
(406) 433-4445



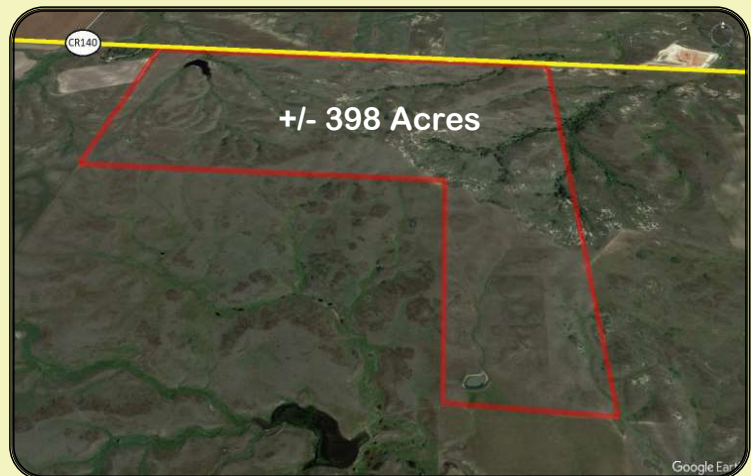
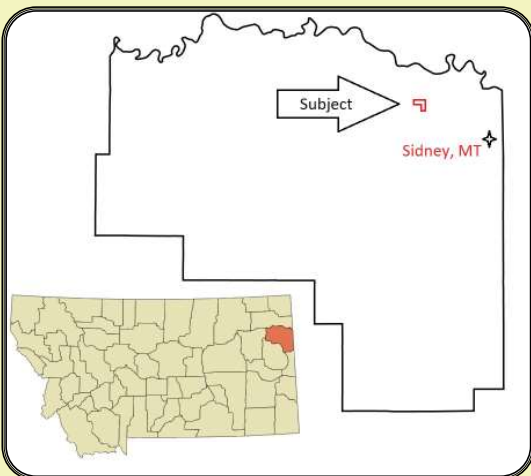
LISTED AT \$400,000

Nick Jones Real Estate
310 14th St. SE
Sidney, MT 59270
(406) 433-4445



Property Note: Wick Coulee Pasture is situated only a few miles east of Sioux Pass. Sioux Pass is a farming and ranching community halfway between Sidney and Culbertson, Mt. The area was named as Sioux Indians living in the region would pass in the divide and hence the name continues to this day. There are breathtaking views in all directions from a long ridge overlooking the middle section of the pasture. Productive native grass slopes stretch throughout, intermixed with tree and brush filled coulees. The property features two dams and a year-round spring. There is abundant habitat for deer and upland game making this property a perfect location for a hunting camp. Power and internet run along the entire north border of the property. The property is fully fenced with multiple improved gates.

Driving Directions from Sidney, MT: Drive 15 miles west on Highway 16 to towards Culbertson, MT. Just after Sioux Pass, turn Right on to CR 342 and head north for approximately 1/4 mile turning right onto CR 140. Continue east on CR 140 for approximately 2 miles and the property will be on the south side of CR 140.



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