

Black hills reccampingatv property (horses, campground) (Rochford)



Location **Montana**
<https://www.genclassifieds.com/x-635070-z>

Spectacular mountainous terrain, with many rock outcroppings. Heavily wooded with predominately ponderosa pine. use google earth location: 44.071455 -103.702771 to view

Elevations range from 5200' along the 71.92 acre Nellie Consolidated Placer (Lot 24- A placer is a place where gold is obtained by washing. . . you pan for gold in the creek) to 6000' on the northern and eastern parcels (Reid, Myrtle, Boston, Trail and Baccarat lodes)

An owners association has been established in order for the various owners to deal with common issues, mainly road maintenance and the possibility of adding electric power to the various parcels in the future. Power is currently about 1 ½ miles away.

The area offers good hunting (Deer, Turkey, Mountain Loin, etc.) and fishing.

The nearby town of Rochford (pop. 25) features the Moonshine Gulch Saloon (In operation since 1910) where you can enjoy a burger, beer, local gossip and more. Impromptu music is provided frequently. . . . But always on Sunday afternoons by local musicians. The town booms during the Sturgis Motorcycle Rally.

Prices on the 10+ acre lots (#1-23) vary, depending on the property views and build-ability. Some lots

have multiple potential building sites, while others have maybe just one possible building site. . . . of course, it's all in the imagination and creativity. . . .

Some lots cover 10+ acres and can be used as a park, yet others are just campsites. . . . Some have a name on them. . . . NEW PRI

10.32 Reid \$54,000 now \$39,000	10.32 Myrtle \$49,000 now \$39,000	10.32 Boston \$54,000 now \$39,000	10.32 Trail \$49,000 now \$39,000
----------------------------------	------------------------------------	------------------------------------	-----------------------------------

Black hills reccampingatv property (horses, campground) (Rochford) https://www.genclassifieds.com/x-635070-z	Black hills reccampingatv property (horses, campground) (Rochford) https://www.genclassifieds.com/x-635070-z	Black hills reccampingatv property (horses, campground) (Rochford) https://www.genclassifieds.com/x-635070-z	Black hills reccampingatv property (horses, campground) (Rochford) https://www.genclassifieds.com/x-635070-z	Black hills reccampingatv property (horses, campground) (Rochford) https://www.genclassifieds.com/x-635070-z	Black hills reccampingatv property (horses, campground) (Rochford) https://www.genclassifieds.com/x-635070-z	Black hills reccampingatv property (horses, campground) (Rochford) https://www.genclassifieds.com/x-635070-z	Black hills reccampingatv property (horses, campground) (Rochford) https://www.genclassifieds.com/x-635070-z
---	---	---	---	---	---	---	---



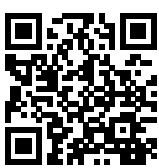
Black hills reccampingatv property (horses, campground) (Rochford)
<https://www.genclassifieds.com/x-635070-z>



Black hills reccampingatv property (horses, campground) (Rochford)
<https://www.genclassifieds.com/x-635070-z>



Black hills reccampingatv property (horses, campground) (Rochford)
<https://www.genclassifieds.com/x-635070-z>



Black hills reccampingatv property (horses, campground) (Rochford)
<https://www.genclassifieds.com/x-635070-z>



Black hills reccampingatv property (horses, campground) (Rochford)
<https://www.genclassifieds.com/x-635070-z>



Black hills reccampingatv property (horses, campground) (Rochford)
<https://www.genclassifieds.com/x-635070-z>



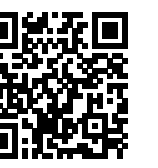
Black hills reccampingatv property (horses, campground) (Rochford)
<https://www.genclassifieds.com/x-635070-z>



Black hills reccampingatv property (horses, campground) (Rochford)
<https://www.genclassifieds.com/x-635070-z>



Black hills reccampingatv property (horses, campground) (Rochford)
<https://www.genclassifieds.com/x-635070-z>



Black hills reccampingatv property (horses, campground) (Rochford)
<https://www.genclassifieds.com/x-635070-z>

7 10.32 Pabst \$44,000 now \$29,000
 8 10.32 Judson \$44,000 now \$29,000
 9 & 10 22.66 Baccarat & Louise \$83,000 now \$65,000
 11 10.33 Franklin \$44,000 now \$33,000
 12 10.33 Ohio \$34,000 now \$29,000
 13 _____ Chief/Hills _____ Sold
 14 10.33 Williams \$49,000 now \$33,000
 15 10.31 Merritt \$49,000 now \$33,000
 16 7.78 Lynx \$34,000 now \$24,000
 17 _____ Blossom _____ sold
 18 _____ Virginia _____ sold
 19 10.29 Hill City \$54,000 now \$39,000
 20 _____ Adelia _____ Sold
 21 _____ Gray Eagle _____ Sold
 22 10.29 Illinois \$44,000 now \$33,000
 23 _____ Waldo _____ Sold

Nellie Consolidated Placer (Lot #24) is a beautiful 71.92 acre canyon property nestled between two mountainous areas, with Castle Creek and Forest Road 181 running through the entire 1.6 mile length of the property. Would make an excellent campground/lodge or family compound. Also, could possibly be divided into two lots (40 & 31 acres) (\$6250/acre)

Also, have a 9.68 acre parcel (The California Lode) in the same area, but has power available. \$75,000

Would consider CD term on any of the properties, and would give 5% discount on multiple lot sales.

Please call brokers welcome