

SAUERKRAUT CREEK CABIN & ACREAGE LINCOLN, MONTANA



LOCATION: The Sauerkraut Creek Cabin & Acreage is situated in the scenic mountainous valley of Lincoln which forms the headwaters of the renowned Blackfoot River. This property is located a short 6½ miles southwest of the town of Lincoln. Lincoln is 80 miles east of Missoula, 86 miles southwest of Great Falls and 60 miles northwest of Helena. The magnificent Bob Marshal and Scapegoat Wilderness can be accessed just north of Lincoln. The Helena National Forest Service can be accessed from the Sauerkraut Creek Cabin & Acreage one fourth mile south of the Sauerkraut Property.

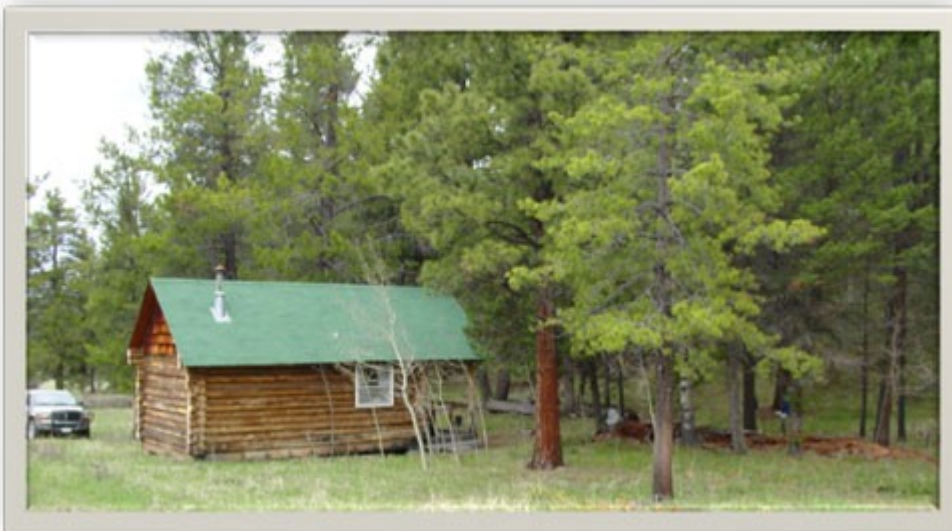


LOCALE: Lincoln has a population of approximately 1100 residents and offers most services one would expect from a town this size, including a medical clinic. Lincoln offers a wealth of year around recreational activities including hunting, fishing, snowmobiling, camping and sightseeing just to name a few. Lincoln is home to the official start/finish line for the Montana Race to the Sky, Sled dog race each February. This 350 mile race covers some of the most grueling, challenging mountain terrain found in the lower forty-eight states. Lincoln is a snowmobiler's dream with 250 miles of groomed trails and lots of play areas. Lincoln does a perfect job of blending in with the surrounding wildlife and scenery. It's the gateway to the wilderness and a place where the wildlife come right into town. The Continental Divide bisects this region and offers the Sun River Canyon on the east slope and the beautiful Blackfoot Valley on the west. For more information about Lincoln and surrounding area go to www.lincolnmontana.com



GENERAL DESCRIPTION: The Sauerkraut Creek Cabin is located on the edge of a large open meadow with Sauerkraut Creek meandering through this meadow. An assortment of wildlife can generally be viewed in this open meadow. East of the cabin is timbered and gently sloping hillside. A fork of Sauerkraut Creek flows through the subject property. The majority of the land surrounding this property is one ranch and under a Conservation Easement that can never be built on or developed. This guarantees that your scenic views offered from this property will always be there, unencumbered.

The cabin was built in 1979 with log construction on a pier and post foundation. This rustic log cabin is a dry cabin having 275 square feet of living space on the main level and a half loft above for sleeping area plus a covered front porch. Heated with wood stove heat and propane gas for cooking.



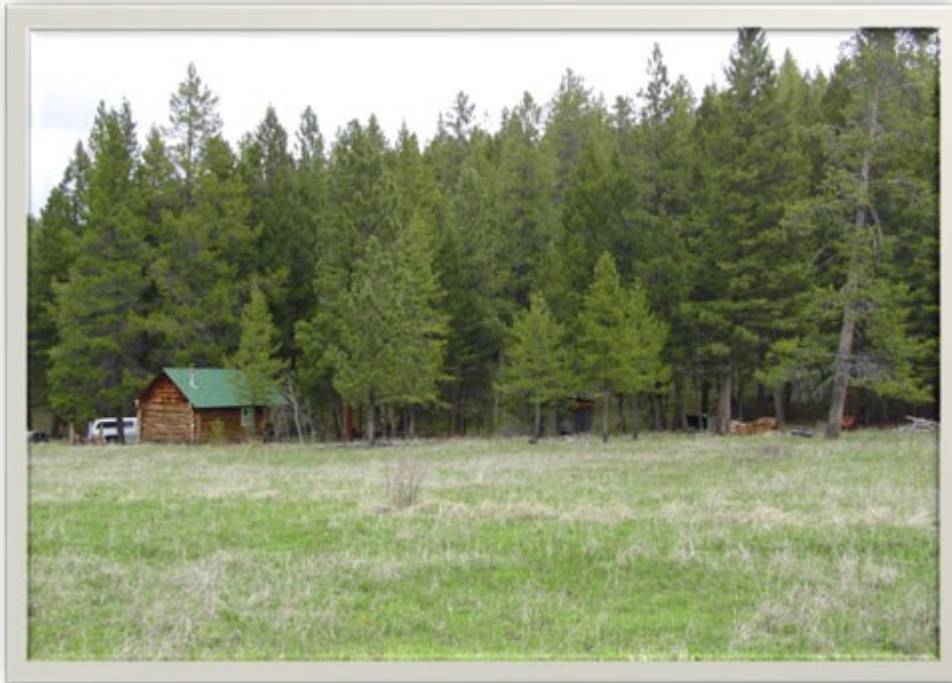




RECREATION: This cabin is found in the heart of unlimited public National Forest Service land. Only steps away from your front door, you have access to this public acreage. For more information on the Helena National Forest go to www.fs.fed.us/r1/helena/ or for the Lewis and Clark National forest service go to www.fs.fed.us/r1/lewisclark/



A variety of recreational activities can be found throughout the Lincoln area. Primary attractions are the Blackfoot River in addition to the Scapegoat and Bob Marshall Wilderness areas. Within close proximity, is the Rocky Mountain Front which encompasses the eastern flanks of the Rocky Mountains.



The Blackfoot River is a free flowing river that originates near Lincoln on the west side of the Continental Divide near Rogers Pass. It flows approximately 100 miles in a westerly direction to the Clark Fork River near Bonner. This river is used extensively by recreationists for fishing and floating and was further distinguished in the movie "A River Runs Through It"

The Sauerkraut Creek Cabin lies in the upper Blackfoot Valley just south of the Scapegoat and Bob Marshall Wilderness Area. This is a well renowned area that is sought after for its recreational opportunities as well as its majestic scenery. The national forest areas which adjoin the Blackfoot Valley to the north and form the southern boundaries of the Glacier National Park Ecosystem consist of over 1.5 million acres designated wilderness land. The Greater Glacier National Park Ecosystem, is an area with high aesthetic and recreational appeal. In general, the area is dynamic of rural and wild environments inhabited by large populations of wildlife. The overall land ownership pattern is a mosaic of federal forest, wilderness, timber lands, and state land interspersed to a much lesser degree by deeded lands.



This wilderness area comprises the largest tract of unroaded wilderness in the lower 48 states, and constitutes approximately a 70 mile buffer with the southern boundary of Glacier National Park. The Blackfoot River valley lies on the southern boundary of this buffer zone, with Glacier National Park lying on the northern boundary.



WILDLIFE: The Sauerkraut Creek Cabin is surrounded by one large ranch comprising approximately 6500 acres. This ranch participates in the Fish, Wildlife and Parks Block Management Program that allows the public to hunt on this ranch.



The surrounding ecosystem around the Sauerkraut Creek Cabin supports a wide variety of wild game and nongame animals including elk, bighorn sheep, black and grizzly bear, mule and whitetail deer, antelope, moose, mountain lion, bobcat, wolves, coyote and fox. Indigenous birds include bald and golden eagles, numerous falcon, hawk and owl species, and migratory water fowl, including Canadian geese, trumpeter swans, blue herons, sand hill cranes, mallards, teal and innumerable other species.

Genetically pure Westslope Cutthroat and Bull Trout are found in Sauerkraut Creek. The past two years, Trout Unlimited has spent considerable time and money with the large surrounding ranch that is under a Conservation Easement. They have worked to re-channelize the upper portions of Sauerkraut Creek into slower meandering flows and improving the riparian zone adjacent to the creek.

Go to <http://fwp.mt.gov> for information regarding hunting and fishing regulations.

BROKERS COMMENTS: The Sauerkraut Creek Cabin & Acreage offers scenic mountain recreational opportunities year around. Only steps away from thousands of acres of National Forest land that offers unparalleled hunting and fishing. Adjacent to the Glacier National Park Ecosystem consisting of over 1.5 million acres designated wilderness land. This is an outstanding opportunity to invest in Montana, "The Last Best Place." For more information about Montana go to www.visitmt.com



TAXES: 2010 taxes were \$610.26.

MINERALS: Seller to transfer all seller owned mineral rights.

Price: \$140,000 Cash or Seller financing with 25% down and amortized for 20 years bearing 5% interest and a ballon payment at the end of 10 years.




CLICK ON THE FOLLOWING LINK FOR MORE PICTURES AND MAPS

LOCATOR MAP

TOPOGRAPHIC MAP

AERIAL MAP

FOR MORE INFORMATION:

E-MAIL CHARLIE WHITE  406-727-4445 (Home) 406-799-0406 (Cell)

CALL TOLL FREE HOLIDAY REALTY 866-873-8635

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