

## 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.  
 The number of columns is your imagination and creativity. The number of buildings is your building.

Where else to cover this, if you can buy a car in park your car, or just call in to  
 on. Add Name of the NEW PRIUS.

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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