



Cowan Bar Patented Placer Property #L1260

Beaverhead County, Montana

- **Patented** Placer Gold Property
- 89.25 acres M/L
- Mostly unmined placer gold property
- along Grasshopper Creek
- all mineral and water rights included
- **just the real estate is worth \$600k**
- **Gold Reserves:**
 - estimated at over \$100 million**
- easy but private access
- abundant fish and wildlife

FOR SALE
\$1 million

The Cowan Bar is one of the last (and mostly) unmined parcels along Grasshopper Creek in southwestern Montana and it is located in the historic Bannack Mining District.. This is a **Patented placer gold property** and consists of a total of 89.25 acres(M/L) which is legally divided into six parcels. The owner is an older man in poor health and wishes to sell this as one package now. All water and mineral rights are included in the sale. **Just the real estate alone is valued at \$600,000 and this property is estimated to contain \$100 million worth of gold at today's prices.**

The Cowan Bar property has a long history of testing and small mining but it is mostly it is an untouched and virgin placer property. It is



Cowan Bar - mostly unmined placer gold property



nearby Bannack, MT, the site of Montana's first gold discovery



abundant wildlife including deer, elk, and antelope

located 6 miles from Bannack, Montana which is the source of the placer gold in Grasshopper Creek.

One estimate states that there are 1.9 million yards of gravel to work. However in 1995 a mining company wanted to set up a 5000 yard per day placer operation. They estimated that there were 6 million yards to work and that they would average \$20 per yard at \$350 an ounce. This would be close to **\$70 per yard** at today's gold prices. **They projected a 12 year mining life running 5000 yards a day at Cowan Bar!**

In 1991 a small six hole drilling program was done by a geologist using a churn drill to sample the upper gravels. The exact location of the holes is unknown but the test revealed that bedrock depth varied from 8'4" to 42 feet and that gold values averaged \$12.71 per yard at \$350 an ounce gold (about \$43 per yard at today's prices).

This mining property has the potential to support a successful long term mining operation in an area known to have significant past gold production. Past mining and testing has shown that the Cowan Bar can host a successful gold mining operation and sufficient water is available to support a placer mining operation. Reports about previous testing and geology are available.

Access to the property is via BLM roads and private roads with easements where necessary. Dillon, MT the home of the University of Montana - Western is only 15 miles away and nearby Butte offers an international airport.

If you have been looking for a Patented Gold property in the heart of God's country you owe it to yourself to take a close look at the Cowan Bar. The owner is asking \$1 million for the 89.25 Patented acres and this includes all mineral and water rights.



Only 4.5 miles from I-15!

If you would like more information

please email us

and ask about the

**Cowan Bar Patented Placer
Property #L1260**

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