



MONTANALAND

MAGAZINE

JULY-AUGUST 2021

www.montanalandmagazine.com

Lot #23 Square Butte II Subdivision|Landusky, MT|8.3 Acres|\$80K - Lot #24 Square Butte II Subdivision|Landusky, MT|6.1 Acres|\$60K

UC
RANCH
PROPERTIES
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Malta, MT|6.8K Acres|\$5.3M

6,871+/- total acres, comprised of 6,053+/- deeded acres and 818+/- acres of BLM lease. With 8 miles of water line, strategic cross fencing and acres and acres of improved pasture, this ranch has always ensured healthy cows and heavy calves.



Dodson, MT|2.5K Acres|\$3M

5± miles of Milk River frontage w/shelter & habitat. Two story, 5 bed, 3 bath home w/oversized single garage. Various outbuildings, including 2 large historic hip roof barns.



Dodson, MT|2.2K Acres|\$2.1M

Productive organic farm w/proven history of producing high-quality organic wheat. Located 10 miles south of Dodson, MT, 2,208 +/- total acres, 1,460+/- are currently farmed as certified organic.



Malta, MT|19.2 Acres|\$875K

5 Bedroom, 3 Bath, Built in 2012 5,278+/- SQFT Home, 19.2+/- Acres Attached 2 Car Garage, 68'x140' Barn Sauna & Steam Shower, Covered Decks & Patio, Daylight Basement, landscaping, panoramic views of Milk River Valley.



Saco, MT|198 Acres|\$325K

198+/- acre property just outside of Saco, MT. 5 Bedroom, 2,380+/- SQFT home on the property is in need of repair. 30'x48' shop with a heater and concrete needs to be finished with insulation but makes great storage or workspace in warmer months.



Dodson, MT|2.3K Acres|\$2.1M

Historical 2N Ranch consists of 2,323.2 +/- contiguous deeded acres. 259+/- acres are flood irrigated w/water from N Dodson Irrigation District & utilized for grazing purposes. An efficient flood irrigation system has been created and is currently in use. The remaining acres are native range land.



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Glasgow**406-228-2273**

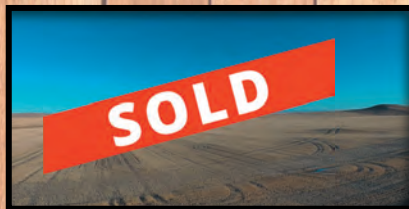
Jarrell Schock 406-480-5500
 Deb Henry 406-263-2273
 Don Elletson 406-263-0248

**3,340+/- acre grain farm**

- 25 N Of Havre
 - 2,978+/- in production / 141+/- in CRP
 - Quonsets, fishing pond
- Asking \$3,000,000 Jarrell #702BD

**Busy Supermarket and Meat Shop**

- Family owned business, Saco Mt.
 - Custom meat cutting; specialty meat products, well stocked supermarket
- ASKING \$995,000 JIM # 273PS8

**960+/- acre Farm**

- 15 miles North of WolfPoint
- 764+/- cropland
- Farmland

ASKING \$600,000 Jarrell #416JF8

**160+/- acres with home**

- 134+/- irrigated acres
 - Out buildings, paved access
 - 8 miles west of Malta on Hwy 363
- Asking \$375,000 Jim #276KM8

Malta**406-654-2273**

Jim Knudsen 406-390-3671
 Dennis Bebee 406-671-2244
 Casey Knudsen 406-390-0274
 Jamie Jones 406-390-6386

**Irrigated acres E. Fairfield Bench**

- 397+/- irrigated acres / 2 Homesteads
 - Pivot w/ land lease; Spring/domestic well
 - Grain bins, Quonset, shop, corrals, feedlot
- ASKING \$2,500,000 Jim #227PB8

**Motel; Campground & Health Club**

- 32 units; RV Park; Owners apartment
 - Gaming and Beer license
 - Junction of US Hwy 2 & Hwy191 in Malta
- REDUCED TO \$1,200,000 JIM #151EW8

**1694+/- acres/ 2-parcels**

- 428+/- North parcel/ 1266+/- South parcel
 - \$27,059 of CRP income
 - Well/Reservoirs/Electricity
- ASKING \$1,100,000 Dennis #211FL8

Sidney**406-433-3010**

Alan Seigfreid 406-489-3010
 Amanda Seigfreid 406-489-0321

**400+/- Ranching Acres**

- 12 Miles west of Malta
 - 246+/- hayable / 152+/- grazing
 - Shop/ electric fence, barbed wire fencing
- ASKING \$349,000 Casey #2220D

**Well Known Auto-body shop**

- 1/2 mile East of Malta
 - High Visibility, Hwy 2 access
 - 40 x 80 shop, heated floors, paint booth
- ASKING \$599,000 Jim #190PB8

**3,871+/- acre productive farm/ranch**

- 30 Miles North of Havre
 - Fencing, Quonset building, grain bins
 - 2,027+/- production/1,297+/- improved grass
- ASKING \$1,750,000 Jarrell #420AF

**805+/- deeded Farm / Ranch acres**

- 548+/- tillable; 256+/- grazing
 - Farm ground, Native grass,
 - well, reservoirs
- Call for Price information Casey #278RB



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hazel@hazelklein.com



Daniel Klein
406-855-9528
dan@danielklein.com



Ryan Mayes
406-671-4444
ryan@ryanmayes.com



WEST OF BILLINGS

**Grand Ave & 70th Street and
Rimrock Road & 70th Street**

Two large parcels available for various development opportunities. First parcel is 163 acres, currently leased for farming & also used for grazing crops to be retained by lessee. Ponds at south end of property. Second parcel is currently divided into 12 approximately 20-acre parcels. Excellent views of rimrocks and Beartooth Mountains. Currently leased for farming. \$768,000 & \$1,920,000. Call Hazel Klein or Daniel Klein



5705 SWEETGRASS CREEK DRIVE, BILLINGS

Looking to build in Billings' west-end? Good sized (.352 acre) lot in great established neighborhood. City water available off of Rimrock Road to north. Most homes in area are on septic tanks. Other utilities (gas, electric) in the neighborhood for easy hook-up. Buyers to verify costs/locations for all services and utility information. Small yearly fee for subdivision common area land (@ \$27/year in 2020 to pay for taxes for subdivision land along Rimrock and 58th Street). Well casing on property - Seller has no knowledge for water production or quality from well as they never used it or investigated. \$77,500 Call Ryan Mayes



0 NAYTURA RIDGE, LAUREL

1.134 acre lot in Monterra Place subdivision with country feeling and beautiful homes surrounding. Bring your own builder. Nice views and good wells. Road maintenance included in taxes. West on Hwy 10 between Laurel and Park City. Short distance to the new west Laurel interchange for an easy commute.

\$110,000 Call Hazel Klein or Angela Klein Hughes



SOLD

0 W 1ST ST & W 2ND STREET, LAUREL

Good development potential with this 1+ acre site at the edge of Laurel city limits. W 1st and W 2nd likely best to provide access from 8th Avenue, depending on development road dedication may need to be made, utilities run along 8th Avenue, call agent for details. \$69,900.

Call Daniel Klein

Increase your purchase power with a 1031 exchange

A 1031 exchange allows deferral of capital gains taxes with the sale of real estate held for business use or investment purposes.

Accruit is a Qualified Intermediary, working exclusively in 1031 Exchange, featuring:

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Managing Director
406.660.1031 (cell)

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Dillon, Montana
59725

*Rural & Recreational
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7800 Shorey Road



Shorey Equestrian Complex is a rare combination of equestrian luxury and eco-friendly sustainability. The state-of-the-art rainwater collection system provides a sustainable water source with 118,000 gallons of water storage and pumping capabilities to all of the ranches waterers. The massive 50,000 sq. ft. indoor complex consists of 32 indoor stalls, 170' x 196' riding arena, high efficiency LED lighting, 4 tack rooms, 2 feed rooms, wash racks, laundry rooms, offices, public restrooms, and grandstands. An additional accessory barn provides 22 more indoor stalls and a large tack room. Perched on a hill above the complex, the log ranch home boasts 3 bedrooms, 2 full bathrooms, 2 living areas and views for miles of several mountain ranges. An unfinished basement with separate entrance provides the opportunity to expand the home or add an apartment for an on-site trainer or manager. There are endless opportunities with this property!! Visit www.modernmontana.com or call 406-671-5937 for more information. Take a tour at <https://vimeo.com/552949149>.

\$1,800,000 | MLS 318057



Stacie Wells, Broker/Owner
406.671.5937
staciewellsrealestate@gmail.com

MONTANA LEGACY RANCH FOR SALE!



Opportunity of a life time to own a beautiful 1156+/- Acre legacy hay and cattle ranch that has been in the family for over 50 years with multiple tracts. It is rare to find a property/ranch of this size close to all the amenities of a big city. Three miles of year round Ashley Creek runs through the valley floor of the ranch. 1905 Classic Ranch House, Historic Barns and a mixture of pasture, hillsides, mountain, cliffs and multiple rock croppings make this ranch a beautiful place to be and call your

Montana Home. Hunt right outside your back door with an opportunity to strike a deal with neighboring 800 acre property to gain access to the adjacent 4000+ acres of Forest Service Land for side by siding, snowmobiling, hiking, horseback riding and hunting. Adjacent to the ranch is a rental home with property and a 9 space licensed Mobile Home Park that can be negotiated with this sale.

Montana truly is the last best place

Please contact Melinda Morton to see a video of the ranch and to gather more information.

\$7,999,000

Located within 15 minutes to Kalispell, 30 minutes to Whitefish, and less than an hour to Glacier National Park.

You can also visit www.bigskydreamproperties.com to find the video of the ranch and search for Montana Properties.



Melinda Morton
406.260.0472

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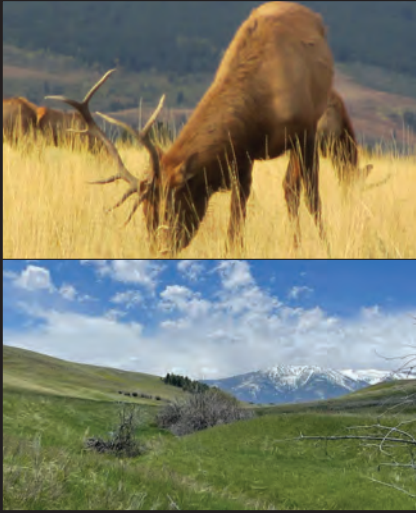
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Sleepy Hollow Ranch Fishtail, MT

NEW LISTING

Just a few miles south of the quaint little town of Fishtail, MT, is the Sleepy Hollow Ranch, 400 acres of green grass, willows, Quaken aspen, pine trees, and the most spectacular view of the Absaroka Beartooth mountains. Home to big bull elk and mule deer along with sharptail and ruff grouse. Has a year-round creek that runs the length of the ranch that is spring-fed by a multitude of springs. The owner has been running 30 pair of cattle as summer pasture. Surrounded by conservation easements. A unique piece of Montana.

Priced at \$2,375,000.

Call Tyler 406-491-3756 or Bill at 406-594-7844



Horton Ranch Fromberg, MT

2 miles east of Fromberg, MT is the Horton Ranch, comprised of 160 acres, a very comfortable two-story ranch house with 2 bedrooms, 1 bath that was remodeled in 2008, with an unfinished upstairs. Outbuildings are a 6 stall horse barn with hayloft, a shop with cement floor and 220 electricity, 30x80 calving barn. 98 acres of irrigation are supplied by the Orchard Canal. 2 pivots, that run on natural gas, and a small amount of flood irrigation. This ranch puts up 2 ton/acre the ranch will carry 50 pair of cattle with good fences. If you want a nice small easy to run ranch, here it is.

\$1,250,000

Call Vanessa 406-321-7004



Holst Land and Cattle Baker, MT

SALE PENDING

About 30 miles south of Baker, MT is 3000 acres of which 700 are dryland hay producing 1-1 1/2 ton of hay. Carrying capacity of 200 pairs. Many buildings all in excellent shape with a very comfortable, centrally air-conditioned home plus a newer double wide. Well-watered with 2 years around creeks, electric wells, windmill, and a small pipeline.

**Priced to sell at 750/ acre,
total price \$2,250,000.00**

Call Bill 406-594-7844



71 Acres Belfry, MT

NEW LISTING

71 acres of Clarks Fork Riverfront Property with 50 Irrigated acres with ditch rights. Perfect Ranchette location with several building locations on the property. Great Whitetail buck hunting as well as fishing and beautiful scenery of the famous, Beartooth Mountains.

\$650,000

Call Vanessa 406-321-7004



Ucross Ranch Belfry, MT

153 acres with 1 1/2 miles of the Clark Fork River on the east boundary, easy access to the river on the whole boundary. Some of the best trout fishing in Montana, just out your "back door". 120 acres irrigated with 2 newer pivots puts up 7 ton to the acre in 3 cuttings. Plus 6 separately deeded parcels. All at the end of the road with a small-town atmosphere but close to Billings, MT. Come and build your dream home.

Priced at \$1,250,000

Call Vanessa 406-321-7004

Congratulations

Patterson Ranch
Listed Price \$25,000,000
Seller Represented by
Vanessa Voldseth

Clear Creek Ranch
Listed Price \$975,000
Seller Represented by
Vanessa Voldseth

Shay Farm
Listed Price \$2,190,000
Seller and Buyer Represented by
Tyler Mullaney

Erickson Ranch
Listed Price \$1,600,000
Buyer Represented by
Tyler Mullaney

Sage Creek Ranch
Listed Price \$10,000,000
Seller Represented by
Walter Schweitzer

Braach Farm
Listed Price \$1,600,000
Buyer Represented by
Walter Schweitzer

Debuff Farm
Listed Price \$4,600,000
Buyer Represented by
Walter Schweitzer

Ucross Ranch
Listed Price \$1,250,000
Seller Represented by
Vanessa Voldseth

RANCH/FARM SPECIALISTS



Bill Bahny
Broker/Owner
(406) 594-7844
bbahny@mt.net



Vanessa Voldseth
Realtor
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vvoldseth@gmail.com



Tyler Mullaney
Realtor
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tyler_mullaney@hotmail.com



Walter Schweitzer
Realtor
(406) 799-3782
schweitzer@montana.com

Bighorn River Retreat \$749,900



Welcome to the "Bighorn River Retreat" on the banks of Montana's famed Bighorn River. Sitting on 5+ acres, with an additional 20 available, the retreat is bordered by open lands on all sides with views of the Bighorn and Pryor mountains. While just 4 miles from the bustling fly-fishing community of Fort Smith, Mt, you would never know it by the unspoiled sounds of Montana's wildlife. The home rests just a few hundred yards from the "Drive-In", a trout run made famous by painters, authors, and photographers alike. Your access to this icon is deeded, shared by only a handful of owners, and comes with a boat launch for access to the remaining 40 miles of blue-ribbon fishing. The stunning log home features 2 master suites, additional living spaces for guests, high-end kitchen finishes, and a stone fireplace for the cool Montana evenings. In addition to the main home, a 1 bed, 1 bath suite has been added in the large metal storage shop for your guests, or as a source of income. Short-term rentals such as AirBNB are specifically allowed in this area and the current owners have capitalized on the opportunity to produce a quality revenue stream. Whether as a full-time residence, summer home, or investment property, the Bighorn River Retreat is a true catch. Sold turnkey with all furnishings!

Greenwalt Pond \$625,000

Commonly known as "The Greenwalt Pond" by local guides and hunters, this wing-shooters paradise is located just below the Bighorn fishing access on the world-renowned portion of the Bighorn River. Fifty-two acres of premier pheasant, duck and goose habitat provide the owner with an array of hunting opportunities throughout the fall. Bordering to the north is a large block of tribally owned land which creates easy access to some of the world's best year-round fly-fishing, along with additional upland bird hunting opportunities. The Greenwalt pond is known for being one of the best privately owned duck holes on the river with potential for private or commercial improvements. Additional features include building sites, easy access, corrals and fishing for carp up to 20 pounds.

DIRECTIONS: Located 1/2 mile below the "Bighorn Fishing Access" on US Highway 313
MLS #317909

COUNTY: Big Horn • AREA: (18) Fort Smith • TYPE: Recreation



TBD Ten Bear Rd \$179,000

This rare parcel with private river access comes fully equipped with a permanent heated duck blind, two Higdon Ice-Eaters, and drive-up access to your own personal waterfowl spot. The "Ten Bear Pond" provides you with a large private pond which is fully enclosed within your lot lines, power, community water, and deeded river access to a private boat launch. This pond has held fish in the past and is still believed to have a few largemouth residing in it! An excellent build site is tucked in the southwest corner, a short distance from the power and water which would make for a great hunting cabin or year-round home site. Located 50 miles from Billings International Airport you can be wheels-down and overlooking decoys in less than an hour. The Bighorn River is known as a world-class trout fishery, as well as a pheasant hunter's paradise!

DIRECTIONS: Take HWY 313 S from Hardin for 5 miles. Turn Left on to Ten Bear Rd.
Take First Left. 1/2 mile on the left

MLS #318557

COUNTY: Big Horn • AREA: (15) Hardin, Custer • TYPE: Recreation



Big Horn Meadow Sub \$125,000

3 Lots available in this subdivision

Located one-half mile below the famed 3-Mile Fishing access lie the Big Horn Meadow estates. These builder-ready, 5+ acre lots, sit just feet from the banks of the Bighorn River and come with access to the subdivision's private boat launch. Extensive wade fishing opportunities extend in either direction from your private access creating the ability to be on the water earlier, and fish hatches later into the evening than other anglers. With only 5 lots, and quality minded covenants/restrictions, Big Horn Meadow will ensure the value of your dream getaway for the future. Don't miss your opportunity to build a legacy on one of the country's premier fishing and waterfowling destinations. Contact us today for CCRs and a plat map!

DIRECTIONS: Located less than 1 mile north of the 3-Mile fishing access.

MLS #291605

COUNTY: Big Horn • AREA: (18) Fort Smith • TYPE: Residential



Drew Hedrick
drew.hedrick@century21.com
Call 406-698-4114 for Details



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HOMES RECREATIONAL FARM AND RANCH INVESTMENT COMMERCIAL LAND

14.87 ACRES which is great recreational spot next to over 1000 plus acres of Forest Service for hunting and hiking, photography and family fun. This land has 2 sides right next to Forest Service. \$29,900 21913803

BUILD YOUR DREAM HOME HERE. In prestigious Spring Tree Development with utilities to lot. Views of mountains and the Missouri River. Any builder is welcome. \$79,000 22002030

THIS COMMERCIAL PROPERTY has it all. An excellent Bar & Restaurant with Espresso Coffee Bar, room for banquets, living quarters for owner, managers or rental income possibilities. 20 space RV park with hook ups & a car wash plus cottage to use as a rental. All this at a great price and 2.94 acres on very busy Hwy 2. \$425,000 22015579

COMMERCIAL BUILDING in Conrad on large corner lot with refrigerated storage and freezer space, 2 office areas, kitchen space and bathroom, conference or meeting area, large parking lot that is graveled. \$225,000 22018473

THE LARGEST LOT IN HELL CREEK RECREATION AREA. Cabin can sleep several people w/2 bdrms, full bath, kitchen, lg deck to fry up your catch while overlooking the lake. Core of Engineers will not allow any more properties around

the lake so this is your last chance to have a wonderful cabin on the lake. Enjoy all the recreational opportunities. Shed for storage and lg car port for your boat. \$350,000 22100369

HERE IS YOUR OPPORTUNITY to own this business with a lease in place. The Taco Del Mar business, equipment and fixtures are being sold. Call today for more information. \$75,000

THIS PROPERTY HAS TONS OF POTENTIAL FOR DEVELOPMENT SEVERAL CHOICES SO DREAM BIG, NEW CITY WATER TOWER RIGHT THERE ON THE EDGE SO NEW HOME DEVELOPMENT OR HUGE HOTEL WITH A CONVENTION CENTER, MAYBE TOWN HOMES, MAYBE NEW RESTAURANT . 12.56 +/- acres \$259,000 22004199

GREAT LOCATION In Havre FOR THIS COMMERCIAL BUILDING WITH LARGE FREEZER SPACE AND SITS ON 1.612 ACRES THAT HAS A PAVED PARKING LOT WITH TWO OFFICES AND A BATHROOM AND LARGE CONFERENCE ROOM WITH KITCHENETTE SPACE, ACCESS FOR TRUCKS TO PLUG IN DURING WINTER AND HAS AREA FOR PROPANE TANK \$260,000 22018575

4 PROPERTIES up Carpenter Creek Rd in Neihart. Range from 11.12 acre up to 29.90 acres. OFF THE GRID LIVING. Priced from \$20,00 to \$45,000. Call today for more information on these.

SO MUCH POTENTIAL IN THIS PROPERTY with so many options! There is the Bar, lg machine/mechanic shop & paint booth, lg space with loft area plus lots of office spaces and more. Bring your imagination. Off Highway 2. \$425,000 22103843

THIS IS YOUR OPPORTUNITY to own a fun business with great clientele. Nice location with view of city in newer 4160 SF building w/warehouse, repair shop, paint booth area, 500 SF reception, office space on 1.09 acre fenced lot. \$799,000 22104359

320 ACRES WITH PONDERA COULEE CREEK RUNNING THROUGH half of it and next to 640 acres of State ground. Sellers have planted 300 seedling poplars. This would be a good location for a home and for pasture ground or hay. Whatever you dream of. Residents can enjoy one of the most versatile recreational areas in Montana, Tiber Dam-Lake Elwell. Provides year round angling for walleye, northern, sauger pike, native trout and more. For boaters & swimmers the area boasts over 178 miles of shore line, a marina & 5 well maintained boat ramps. \$320,000 22106098



Waterfront Properties



YELLOWSTONE RIVER HORSE RANCH

1650 NAHMIS AVENUE • OFFERED AT \$2,500,000

A true Montana horse ranch located on the Yellowstone River! This place has it all. A spacious main house offers 3 bedrooms and 3.5 baths. A large back deck overlooks the backyard and garden. This property also includes 2 guest/rental houses each having 1 bed, 1 bath. There is a classic red barn complete with stalls, heated waterers, tack room and office. Above the barn is a 1 bed, 1 bath apartment. There is a studio apartment on the backside of the barn. A hay barn contains a shop and storage. Horse corrals, a hot walker, round pen, riding arena and a separate roping arena complete the facilities on this working horse ranch. Right next to the property is a public boat launch for all your boating and fishing adventures. The Big Sky is truly the limit on this one of a kind Montana property.



Kimberly Pickens | Real Estate Advisor

406-871-3740

kimberly.pickens@evrealestate.com

kimberlypickens.evrealestate.com



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21 ACRE DEVELOPMENT LAND

Billings, Yellowstone County, Montana
21± total acres in a prime location in a rapidly growing area.

\$840,000

Contact Colter DeVries at (406) 425-1027



BIG BELT ELK CAMP

Cascade, Cascade County, Montana
Scenic 271.42± deeded acres with an abundance of wildlife: elk, deer, big horn sheep, black bear, cougar and upland game birds.

Reduced to \$395,000

Contact Colter DeVries at (406) 425-1027



BIG IRRIGATED FARM

Powell, Park County, Wyoming
Productive 1,240± deeded acres with 800± flood-irrigated acres. Many improvements. Options available.

Reduced to \$3,750,000

Contact Colter DeVries at (406) 425-1027 or Ken Weekes at (307) 272-1098



TURKEY TRACK RANCH

Lemmon, Perkins County, South Dakota
3,080± deeded acres plus 233 AUM Grand River Grazing Assoc. allotment. 12 miles of Grand River. Excellent grazing and water.

\$7,350,000

Contact Clark & Associates at (307) 334-2025

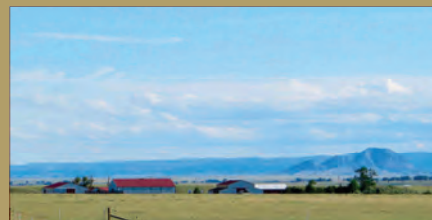


KINSEY FARM & FEEDLOT

Kinsey, Custer County, Montana
605± deeded acres: 246± irrigated. 2 homes, barn, shop & 4,000 head feedlot.

Reduced to \$1,599,000

Contact Denver Gilbert at (406) 697-3961 or Mark McNamee at (307) 760-9510

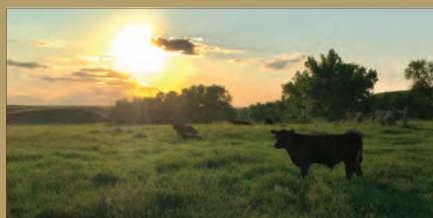


WIND RANCH

Newell, Butte County, South Dakota
3,376.40± total acres: 2,736± deeded & 640± State lease acres. Home, barn, shops, extensive working corrals & pens.

\$2,975,000

Contact Ron Enszt at (605) 210-0337

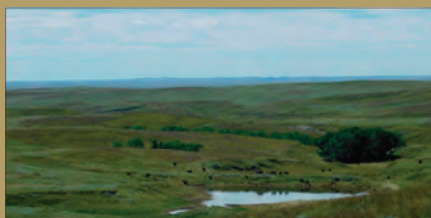


SPRING CREEK RANCH

Rhame, Bowman County, North Dakota
6,864± total contiguous acres: 5,864± deeded acres, 760± State lease acres and 120± BLM acres. Ample water, well-maintained improvements, year-round access.

\$4,975,000

Contact Cory Clark at (307) 334-2025 or Denver Gilbert at (406) 697-3961



RIDGE VIEW RANCH

Prairie City, Perkins County, South Dakota
7,317± deeded acres with 500± acres hay ground. Two sets of improvements.

Reduced to \$5,500,000

Contact Ron Enszt at (605) 210-0337 or Denver Gilbert at (406) 697-3961



WOLF SPRINGS RANCH

Cohagen, Garfield County, Montana
10,548 acre contiguous, well-watered cattle ranch: 9,128± deeded, 640± State & 780± BLM lease acres. Nice improvements.

\$5,125,000

Contact Denver Gilbert at (406) 697-3961

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ELK, WATER & YOUR PRIVATE PLAYGROUND | CLINTON, MT | 1,580± ACRES | \$3,995,000



The Tyler Creek Ranch is a truly diverse 1,580± acre property suitable not only for a horse/cattle operation, but also for the hunter, fisherman, recreation enthusiast, or someone simply seeking privacy. The ranch is a rare mix of agricultural and recreational acreage bordering public land, with live water running through it and frontage on the Clark Fork River. Hunt elk, float the river, fish, ride your horse, and hike to your heart's content right from this legacy western Montana property.

- Borders thousands of acres of U.S. Forest Service land
- Private access, hunting, timber and views
- Water! Clark Fork River and Tyler Creek
- Includes water rights, trout pond and grazing permits

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ESTABLISHED 1887

ROBIN MATTHEWS-BARNES 406.677.7043
Robin@CMPMontana.com

DIAMOND T RANCH | MELROSE, MT | 495± ACRES | \$9,800,000



The Diamond T Ranch is located along the banks of the lower Big Hole River, just north of the agricultural town of Melrose. A mile-long stretch of the famed waters traverse 314± acres of lush river bottom and irrigated hay ground. An additional 181 acres along the foothills of the Pioneer Mountains, adjacent to BLM land, puts the ranch just shy of 500 total acres, and is loaded with recreational opportunities. A stunning 5-bed, 4.5-bath custom timber-framed home sits thoughtfully in the southeast corner of the property.

- Meticulously maintained and operated with irrigated hay ground
- Beautiful, custom 6,477 SF timber-framed home
- One mile of the Big Hole River w/ ~3,000 trout/mi - an angler's dream!
- Year-round recreational opportunities - big game, birds & fishing

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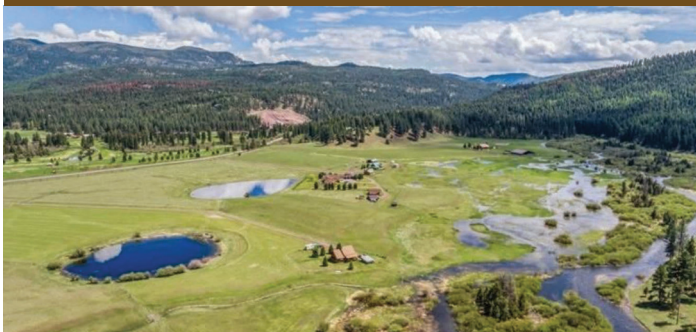


CLEARWATER
MONTANA PROPERTIES

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CLEARWATER RIVER LOG HOME | SEELEY LAKE | \$975,000



This Rustics of Montana log home sits on 27± acres in the riverfront meadow as you enter the town of Seeley Lake. The acreage is mostly flat with pasture/hay ground and irrigation water rights. Waterfowl and whitetail deer are drawn to the ~1 acre pond and over 900' of Clearwater River frontage.

- Breathtaking scenery of the peaks of the Bob Marshall Wilderness
- 2,251 SF log home w/vaulted ceilings, 3 bedrooms & 3 bathrooms

KEVIN WETHERELL • 406.677.7030 • Kevin@CMPMontana.com

WELL-ESTABLISHED BUSINESS | SEELEY LAKE | \$1,350,000



The Filling Station Bar, Grill & Casino on the Glacier Park Highway in the heart of Seeley Lake is filled with opportunity. The Filling Station is a well-established business & is well run & profitable. The sale includes an all beverage license with gaming, all fixtures & business equipment.

- Situated on 1.6± acres, plus storefront leases for additional income
- Offered with an option to purchase adjacent residence + 1.97± acres

KEVIN WETHERELL • 406.677.7030 • Kevin@CMPMontana.com

YELLOWSTONE RIVER FRONTAGE | FORSYTH, MT | 2 PARCELS - 50± ACRES/42± ACRES



Your Montana Dream is calling! Yellowstone River buildable acreage on the outskirts of Forsyth. Adjacent parcels (50 acres and 42 acres) - can be purchased together or separately. Develop into a great horse property, as it is right next to the fairgrounds. Live the small town life with schools and hospitals within walking distance. Forsyth is aptly named the "City of Trees" - adding to the beauty of this area of Montana.

- Purchase parcels together or separately - buildable acreage
- Along the banks of the Yellowstone in Forsyth, the 'City of Trees'
- MLS# 317400 - 50± Acres - \$229,000
- MLS# 317401 - 42± Acres - \$199,900

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TROPHY PROPERTIES®

DAYLA NEWTON • 406.360.9278 • Dayla@CMPMontana.com



Montana Farm Investment

- 9,200 Acres:

located in central Montana, N of Lewistown. Includes **7,200 acres of cropland**, two homes & two sets of farm buildings with 1/3 million bushels grain storage and a 4,000 head feedlot capacity. Local cropping practices include Winter & Spring Wheat, Barley and Pulse Crops. Irrigation rights and development are

possible. There's Elk, Deer, Antelope & Pheasant hunting on this farm, and fishing in this area. **Enjoy income and modest Return On Investment with Hunting privileges as a significant Montana Land Owner.** Farm is priced at \$17.5 Mil. Call Mark Pyrak, Broker 406-788-9280. To see Incredible Aerial Video of this Property, go to link below: <https://www.wyoutube.com/watch?v=jgBiTffFu8l&feature=youtu.be>



Farm/Ranch & Home & Gardens:

19 Acres with 14 acres cropland located 20 miles East of Conrad, MT. Includes nice 4-bedroom home and good set of farm buildings with shop, storage/barn building, and grain/feed storage. Large garden areas and tall mature trees around buildings. Water storage for agricultural, livestock and

garden use. Water District provides 120,000 gallons of water annually, and more water could be available. Near Glacier National Park. Good hunting and fishing nearby in Bob Marshall Wilderness, the Marias River, and Tiber Reservoir. \$499,500. Call Broker Mark Pyrak @ 406-788-9280.

For any questions about these properties please call Broker Mark Pyrak @ 406-788-9280 today!

FBR

Fort Benton Realty, LLC

**1426 Front Street Fort Benton, Montana 59442
(406) 622-3803 www.fbrealty.com**

Endless Outdoor Recreation**\$2,200,000****611+/- acres in the majestic Big Snowy Mtns of Central Montana**

2 bed/1 bath farmhouse
Barn w/ stalls, hay loft and corrals
Big Game • Upland Birds • Live Water Fishery

Call Kathy Robbins (406) 366-4399 or Dave Phillips (406) 366-2750

**Prime Farm Land****\$1,498,000****830+/- Acres on the elite Everson Bench near Denton, MT**

Excellent soils and productivity
Abundant species of wildlife & migrations trails
No structures but near ag based town with lots of amenities

Call Keith Derks (406) 899-5600

Magnificent Mtn Property**\$360,000****Large Parcel of Land in the Judith Mountains**

78+/- acres bordering BLM • Abundant wildlife
Includes 4 mining claims & water rights • 15 miles from town
Live creek and electricity located on the property •

Call Kathy Robbins (406) 366-4399

**Central Montana Farm Land****New Listing!!****\$696,000****485 Acres of gentle, rolling terrain accessible by county road**

18 miles NW of Hilger on Salt Creek Road
Sells w/ mineral rights • No improvements or fencing
391+/- tillable ac & 43+/- ac in grass

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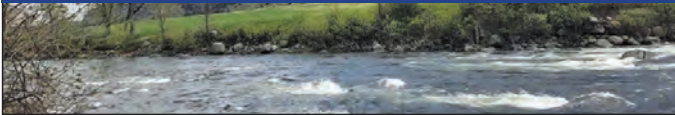


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www.parksrealestate.com

PENDING**9 BEEHIVE LANE, NYE MT 59061**

Don't miss out on this rare opportunity to own a vintage riverfront cabin! Located just 15 miles west of Absarokee, this property waits for you to build lifelong memories as you enjoy the solitude of the Montana Mountains. Take in all of the sights and sounds of the Stillwater River right outside your back door while sitting on your covered porch. Bring your fly rod and catch your dinner as the rainbow and brown trout flourish in this blue ribbon fishing area of the Stillwater! Selling "AS IS".

ML# 318375 \$225,000

JOYCE KELLEY (406) 780-1371

**13 SPREADING WING LANE, NYE MT 59061**

RIVERFRONT CABIN! Spectacular acreage on the Stillwater River with a comfortable original cabin ready for you to make your own. This property features nearly 12 acres and 460 feet of riverfront on the best trout fishing river in MT! Plus, there is plenty of room for you to build your dream home and use the cabin as a guest quarters. This location is both beautiful and convenient; only minutes away from Custer National Forest, 50 miles to Red Lodge and 78 to Billings. It doesn't get much better than this!

ML# 318422 \$880,000

SEAN RUSSELL (406) 321-2101

PENDING**93 RAINBOW RANCH DRIVE, NYE MT 59061**

10 acres just outside of beautiful Nye, Montana! It is so rare to find a lot with acreage on the Stillwater River and not to mention one with such great views. This lot is located in a gated subdivision with home or RV site, septic, and a 40 gallon per minute well already installed. Enjoy some of the best fishing in the state on the Stillwater River while taking in the views and seclusion of small town Montana!

ML# 318416 \$399,900

SEAN RUSSELL (406) 321-2101

**WEST FORK RD, NYE MT 59061**

This River Ranch consists of 146 acres of prime Stillwater River frontage. The rainbow, brown, and cutthroat trout teeming together make fly fishing a legendary experience with nearly 1.3 miles of private river access. This luxury property sits in the foothills of the Beartooth Mountains where you have access to thousands of public land acres within minutes. Magnificent Home with gourmet chef's kitchen, nearly 3000 sqft 3 bed 2 1/2 baths set up to be your MT retreat with multiple shops, barns, and outbuildings. A true Montana experience with endless recreational opportunities and the serenity of being away from it all.

ML#319685 \$2,999,000

JOYCE KELLEY (406) 780-1371 & SEAN RUSSELL (406) 321-2101

Call for more riverfront properties!

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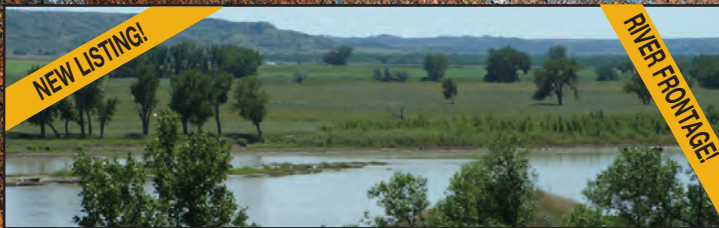
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2629 RED BRIDGE | LAUREL
\$2,400,000 - 4 BD - 4 BA - 3,875 SF - 102+/- AC

River rock construction surrounded by 100+ year old trees w ¼ mile Yellowstone River frontage. 2 story high living room with sweeping fireplace up to the 2nd floor loft area. Very large kitchen/family room combo, large mud room. Whitetail deer, moose, fox, pheasant, trout. 11,900 SF open sided metal barn for purebred cattle operation. Lush green pastures with strong carrying capacity. 23 minutes to Billings!



421 ROAD 261 | GLENDIVE
\$2,650,000 - 5 BD - 1.5 BA - 3,336 SF - 432 AC

Yellowstone River front property has 180+/- acres under pivot irrig. offered separately at \$1,800,000. Balance is laser leveled and gated pipe/flood irrig. 5 bed home w/ 15 acres of pasture along with 4 large out buildings - 28'x24', 28'x40', 30'x80', 36'x100' and 3 grain bins (approx. 60,000BU each). 300 head capacity feedlot with automatic feeder system, mill and sucker rod corrals.



70 BUNDY RD - LAVINA 38+/- AC

40'x60' shop on a pasture with wonderful views of the mountains! Power, well, cistern, septic installed. Fiber optic internet installed. Private and fully fenced. Great access (0.5 mile off of a paved road). **\$234,900**



00 HILLCREST RD - BILLINGS

264+/- acres, currently 77+/- ac farm ground, neighbor has leased farm ground in the past. 3 previously developed springs (ask agent). Rolling hills, good grass, lots of water! Perimeter fenced and cross fenced. Good county road access. Spectacular panoramic views of the city lights! Ask agent for all details. **\$489,000**



4187 US HWY 191 S, MALTA, MT 59538
95 AC - 5BD - 4BA - 2H/BA - 7,142 SF

Remarkable post-beam construction home w/vast views on 95 acres! Home's open floor plan has rough-sawn oak floors on main level, floor-to-ceiling stone fireplace, 20 foot vaulted ceilings, all Wolf stainless appl. lg kitchen island. Master suite w/vaulted ceilings, walk-in closet, double sinks, soaking tub, tile walk-in steam dbl shower. Lg custom rooms. Family room w/walkout lower level, outdoor kitchen. Many more amenities--call agent for detailed list! C4D option. **\$1,195,000**



00 MONAD RD - BILLINGS
49+/- AC

First time available in 60 years! Grass/hay ground, irrigation shares, property has not been farmed in many years but is quite level still. Potential development parcel, maybe a possibility of mobile home park development. Monad has not been fully developed yet, runs the entire length of the north property line of parcel. Ask agent for details! **\$975,000**



00A POWERLINE RD - CHESTER MT
680 AC

Adjacent to 960 ac of state land on 2 sides. Deer! Antelope! This is "Golden Triangle Country" = high yields. 4 legal parcels, located 2 miles SE of Chester, MT. High power lines run over a portion of the property (solar? wind?). **\$1,020,000**



00A PUMPHOUSE RD - HYSHAM

Approximately 124 acres of farm ground, 115 +/- ac irrigated. Some of the best farm ground found in MT with a long growing season, fertile soils, and abundant water from the Yellowstone River. Parcel is easily accessed by main arterial roads. No structures on this parcel. All sales subject to completion of survey and final recording of plat. Taxes TBD upon final recording of plat. Call Agent for details! **LISTING PRICE: \$444,658**



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MILES CITY, MT 59301

REAL ESTATE

MONTY LESH 406-853-1523
BROKER/OWNER

ROB FRASER 406-853-2066
AGENT

PAT GRAHAM 406-951-1873
AGENT

SPRANDEL FARM • TERRY, MT



The Sprandel Farm is an outstanding opportunity to acquire a productive, well maintained irrigated farm with a beautiful aesthetics, silyly accer. The production from the farm is easily marketed through area producers, feedlots, and/or pelleting mills. The irrigation water is reliable and adequate from the Buffalo Rapids Irrigation project, 225+/- acres, 185+/- irrigated.

SALE PENDING



\$1,395,000

JOHNSON LIVESTOCK • COHAGEN, MT



46 miles NW of Miles City MT, 6,290+/- deeded acres. 3,305+/- acres grass and 2,985+/- acres of dry crop land. Owner rated at 200 AU. Livestock water has been developed with 3 wells, pipelines, springs and dams. Average proven grain production, WW 35 bu/ac and SW 30 bu/ac. Farm is a 50/50 crop fallow rotation using minimum till and chem fallow. 46,500 bu grain storage, machine shed and ranch house. A nice combination unit in a good location.



\$4,000,000

HILLTOP FEEDLOT & FARM • KINSEY, MT



5,000 head CAFO permitted feedlot with 230+/- acres of irrigated farm land and 656+/- acres of pasture fenced in. Pipe and panel fence construction with 2,000+/- feet of concrete bunks and 3,710+/- feet of guardrail fenceline feeding. 8 foot concrete aprons and automatic waterers with electric heat. 2 wells at the feedlot for livestock water. Pasture is fenced with 600+ feet of bunk line for pasture feeding cows. The irrigated fields are fenced for aftermath grazing. The irrigated land has 115+/- acres under pivot and 115+/- acres flood irrigated. All improvements have been constructed or installed in the last 7-8 years. This is an excellent feed lot facility with irrigated farm land for feed production and pasture land.



\$2,450,000

E&L FEEDLOT • HETTINGER, ND



Located a couple miles northwest of Hettinger ND 637 deeded acres. 346 acres dry crop, 155 acres grass and 136 acres feedlot and facilities. An owner rated 6000 head one time capacity feedlot with various pen sizes. Cement bunks on concrete aprons, pipe and continuous fence, automatic waterers and tire tanks. Processing barn with Silencer chute. An electronic scale at receiving and load out pens. Nice office building, several shops and storage sheds. A modern ranch style home, 2 trailer houses. 4 wells provide water. Commodity shed and 3 silage pits, several grain bins, legs and hopper bottom bins for grain handling. Facilities are in good condition. Feedlot has been used for backgrounding calves and finishing cattle. Feed sources are readily available in the surrounding area to augment the crops raised on the property. Call Monty for more information.



\$2,350,000

3500 KINSEY HWY MILES CITY MT



18.42 acres with 11+/- irrigated seeded to alfalfa and grass. A modern 3 bedroom, 2.5 bath home with many upgrades to the kitchen, bathrooms and master bedroom. Large family room in the basement with wood stove. Mature trees and big yard make this a nice place for outdoor activities. A 40X280 metal building has 40X40 insulated and heated with concrete floor for a shop and additional 20X40 is enclosed for dry storage. The remaining 40X220 is open faced used for equipment storage and hay. Underground water lines with heated automatic waterers for your livestock in fenced holding areas. The irrigated ground is perimeter fenced also. All fencing is horse ready. Ample hunting, fishing and recreation opportunities for the outdoor enthusiast are available in this area.



\$495,000

30 RIVERVIEW ROAD MILES CITY MT



Country living on the bank of the Yellowstone river close to Miles City MT. Nestled on 8.52 acres, a custom built (2013), one level 2,854 sq. ft 4 bedroom, 2 bath home with spacious rooms, large windows and gorgeous views of the river and hills. Hardwood and tile floors, large open kitchen and spacious family gathering areas. Master bedroom with a fabulous master bathroom. Large concrete patios on the east and west sides of the home. A large 2 car garage completes the home. Property is landscaped with a lawn, flower beds and garden space. A 40X60 spray foam insulated shop for projects and storage completes the building improvements. The south parcel is used for a horse pasture and is perimeter fenced. This is a unique property and rarely do Yellowstone river front properties come on the market in our area.



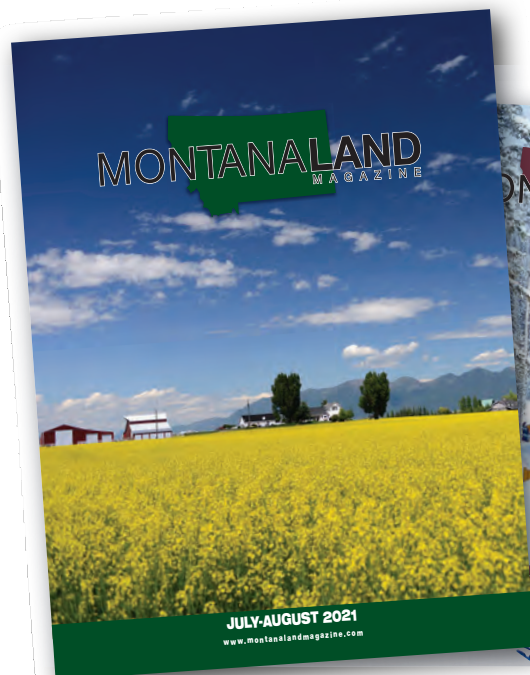
\$1,200,000

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LIVE WATER
P R O P E R T I E S



Bitterroot Bend Hamilton | 53 Acres | \$14.995M

Located in Montana's most scenic and storied valley, this property is incomparable in today's market, boasting Bitterroot River frontage, a spectacular arrangement of on-the-water lodging and privacy.

Ranches for Sale in Montana

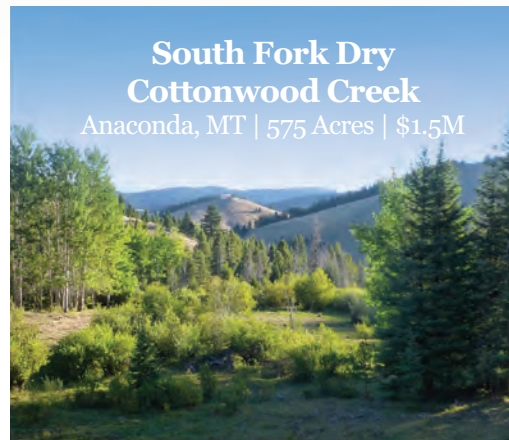
The Last Homestead Condon | 760 Acres | \$9.5M

Set on a 14+ acre private lake, this ranch is an ideal retreat with a 4,686 sqft log cabin, easy access, seclusion, diverse wildlife and world-class big game hunting.



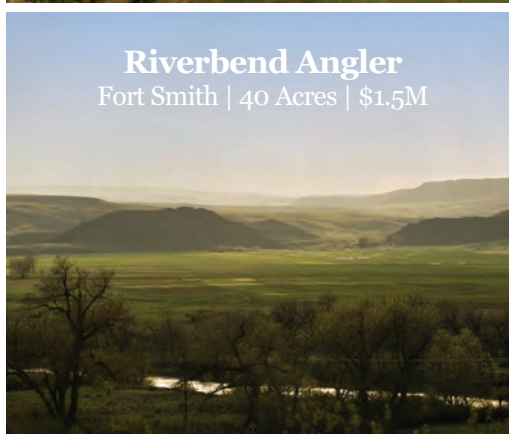
South Fork Dry Cottonwood Creek

Anaconda, MT | 575 Acres | \$1.5M



Riverbend Angler

Fort Smith | 40 Acres | \$1.5M



Little Beaver Creek Ranch Huson | 1,089 Acres | \$6.495M

This ranch offers a rare combination of scenic beauty, biodiversity and investment potential, all within a half-hour from Missoula. It is a significantly large holding for the area in the Ninemile Valley.



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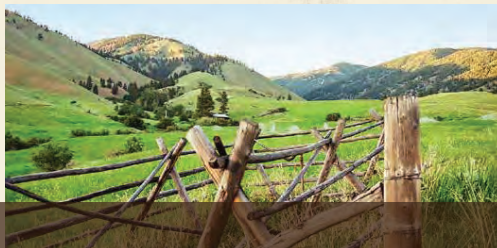
UNDER CONTRACT

LENNING, COAL MINE COULEE COLUMBUS, MT

First time available in over 60 years! Near equal distance (10 minutes) from Columbus and Joliet on Hwy 421. +/- 983 acres, being +/- 343 deeded with 640 acres State Lease. +/- 70 acres cropland currently being hayed. Deep coulees, abundant mature timber. Rolling hillsides, natural spring stockwater developments. Spectacular building sites overlooking the Yellowstone River Valley and out to the Crazy Mountains. Historic buildings remain, with several wells. Upland birds, elk, mule deer, and the occasional bear. Outstanding "Bedroom" property with both Billings and Red Lodge 50 and 40 minutes away, respectively. **DON'T MISS THIS ONE! PRICE: \$996,000**



UNDER CONTRACT



BELLAMY, 4TH OF JULY CREEK RANCH SALMON, IDAHO

NEW PRICE, NEW ACREAGE

Near "end of the road" idyllic setting within the inspiring 4th Of July Creek Valley of Idaho's majestic Bitterroot Mountains, just 23.5 miles north of Salmon, (4 ½ miles off of Hwy 93). The Bellamy's tranquil +/- 333 acre mountain Ranch is bordered on two sides by USFS with trout and salmon filled 4th of July Creek flowing through. Like new +/- 2,400 sq. ft. log home with attached garage, is complimented by the Ranches restored +/- 850 sq. ft. historic log guest house, plus horse barn and storage building from same era. Lush mountain pastures, 128 +/- acres irrigated with water rights dating to 1896, using gravity flow sprinklers and pasture pods as well as flood ditches provide tremendous summer grazing for livestock, as well as excellent fresh mountain hay and plenty of forage for the elk and deer herds which inhabit the property. The perfect Mountain Retreat, convenient to Salmon, "the world's whitewater rafting capitol," Lost Trail Ski Area and the largest block of USFS in the lower 48 which adjoins the Ranch. Outstanding value! **PRICE: \$1,725,000**

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THE LEMHI RIVER**
LEADORE, IDAHO

- 9,303 +/- deeded acres, 65,919 +/- USFS, BLM and State lease acres, totaling 75,222 +/- acres
- Over 21 miles of live water, including 10.5± miles of private, world class angling on the Lemhi River
- Permitted to run 1,100 AU's on the USFS, BLM and State grazing Allotments and Leases
- Feedlot to feed and finish produce to 250 head of calves
- Ten (10) center pivots, most of which are gravity fed, produce enough hay to make the ranch self sufficient
- Authentic ranch compound comprised of historic homes and cabins that have been lovingly restored and beautifully appointed, with the river running through the heart of it
- The compound includes both an indoor and outdoor riding/roping arenas for the equestrian enthusiast
- Surrounded on three sides by large, privately held ranches and to the north by one of the largest blocks of wilderness in the lower 48 states
- Incredible hunting for trophy elk, as well as excellent white-tailed deer, mule deer, antelope, upland bird, moose, and waterfowl hunting

PRICE: \$23,775,000

UNDER CONTRACT

**EDWARDS MOUNTAIN SPRINGS RANCH
SALMON, IDAHO**
NEW PRICE, ADJUSTED ACREAGE

First time on the market in 5 generations – An unbelievable find; Rare, end of the road ranch. Idaho's most spectacular valley. Six miles from the best small town in the west. Just a couple of minutes from the airport. Base of the mountain setting. Borders USFS and BLM. 1,625 deeded acres, plus 128,000 acres USFS and 1,669 acres BLM summer grazing "out the gate". Runs 350 head, plus sell hay. Approximately 900 +/- acres irrigated with no pumping costs, by gravity fed pivot, wheelines and flood. Privacy, spectacular uninterrupted views, private lakes, ponds and spring fed creeks, plus elk, mule deer, whitetails, upland birds and waterfowl. Tremendous, once in a lifetime opportunity. **PRICE: \$4,500,000**

Family member has also agreed to sell additional:

195 Acres adjacent to the City of Salmon

160 Acres of shared ground

265 AU USFS Allotment

Plus shares of BLM Permit.

PRICE: \$1,204,000

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NEW LISTING



SQUARE BUTTE ELK RANCH

15,691+/- ACRES
\$12,995,000

The Square Butte Elk Ranch sits in the heart of the Bull Mountains, and encompasses 15,691+ acres. An excellent mix of timbered drainages feeding through productive meadows with reliable water sources, provide an ideal setting for some of Montana's finest elk and mule deer hunting.

UNDER CONTRACT



HORPESTAD 16,153+/- ACRES
RANCH \$13,500,000



SPEAR-O 23,435+/- ACRES
RANCH \$7,500,000

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**43380 OLD HWY 87 BIG HORN CO, MT**

This 4 bed 3 1/2 bath home is of the finest construction with tile floors, beautiful office, huge master bed room with exquisite bath and shower, basement family/game room with wet bar and one bedroom and bath. The kitchen, dining and living room has a 18 foot cathedral ceiling for massive cubic feet. Up stairs you will find 2 bedrooms one bath and a deluxe office with great views of the Big Horn Mountains. The shop is insulated and heated with natural gas and has 3200 sq ft with office and 1/2 bath. The door is 14x16 to accommodate the largest RV and there is an RV hook up with sewer and water. The other shed also has a 14 foot door with room for all the big boy toys. The entire property has a security system of the highest quality. If you like to hunt, fish and recreate you will love this location. The famous Big Horn River, Yellowstone Dam and Big Horn Mountains are right out your door. **\$990,000**
Contact Marc 406-855-0558 or Jim 406-661-3122

**O'FALLON CREEK RANCH, CUSTER COUNTY, MT**

O'Fallon Creek Ranch will fulfill every Ranchers and Hunters needs. The ranch is located in the middle of big deer and cow country in South Eastern Montana. Located just outside of Ismay, MT which is about 55 miles from the historic Miles City, MT. The property consists of 2451 acres, 1831 of which are deeded and the remainder consists of BLM and State Leases. The ranch has a vast range of water rights supplied by three creeks that bisect the property and additionally provides irrigation for 80 acres of the property. Improvements include a 3600 sq ft ranch home, 900 sq ft granary, 1440 sq ft shop and a steel corral/working system. The property has a carrying capacity of 150 head, with the ability to put up a portion, if not all of its own winter feed. The ranches feed and water base justifies the abundance of wildlife that is apparent throughout the ranch even through the summer grazing months.
For more information or showings call Edward Weidenbach 360-202-4480

**I-90 PRYOR CREEK EXIT, YELLOWSTONE COUNTY, MT**

This 80 acre tract is located on the north east corner of the interchange 6 miles east of Billings, Montana. Commercial opportunities would include residential subdivision as there are new homes adjacent to the property or large commercial lots. The property is offered with three proposed subdivisions; 80 acres for **\$1,000,000**; 40 acres for **\$600,000**; 20 acres for **\$400,000**. For more information please call Jim Espy 406-661-3122 or Edward Weidenbach 360-202-4480

**WATER, WATER EVERYWHERE, WORDEN, MT**

This 70 ac Irrigated farm has **YELLOWSTONE RIVER FRONTAGE** and a year round Creek. There is a well kept two bedroom house, large shop and a big shed. The farm has two legal descriptions which can be sold separately. 30 plus acres with the improvements and irrigated land for **\$500,000** and 40 acres irrigated land for **\$250,000**. The home is vacant and ready for a new owner. This year's crop is not included. **\$750,000**
Jim Espy 406 661 3122

Melstone Cattle Ranch • Melstone, MT
\$2,124,923 • ML #315010


- Excellent grass ranch in East-Central MT.
- Cross-fenced and watered in every pasture.
- Grazing managed with water, minerals, and fences to optimize grazing through-out the ranch.
- Best set of steel working and shipping corrals in Montana.

Big Elk Ranch • Meagher Cty, MT
\$1,900,000 • ML #293045


- 800 Deeded Acres
- U.S. Forest Service
- Near Htg. & Hiking trailheads to U.S.F.S. wilderness.
- Excellent hunting & fishing for Elk, Deer, Bear, Cougar, Brown & Brook trout.
- Cased well, home site, total property fenced.

Musselshell River Ranch • Musselshell, MT
\$3,200,000 • ML #314755


- 1269 Deeded Acres.
- Beautiful, productive, recreational property.
- 226 Acres Pivot Irrigated.
- Musselshell River through the middle of the ranch.
- Wild game paradise: Elk, deer, pheasants, migratory birds, fishing.
- Complete set of improvements; main house, historic log home, barn, working corrals, equipment storage.

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Bear Springs Cabin

Executive retreat, private location, access to 15,000 acres of game reserve with panoramic views of the Judith, Little Belt and Big Snowy mountains. Hand built custom timber framed double wall Amish cabin. Top end appliances, heating and air conditioning, fixtures, and lighting. See our website for more photos. Could be converted to off grid living. 160 acres of highly productive alfalfa hay. Priced below replacement cost at \$785,000.00



Welcome Home

This 157 acres of virgin Montana prairie will make a perfect setting for your living pleasure. Small seasonal creek, Bull Mountain vista, scattered trees along creek head. Power, fiber optics and highway access. Great neighbors and community. Cash or possible short term owner financing available. \$450,000.00



Montana's Your Future

Looking for a retreat that has the country style of living? Own your own ranch and saddle up. On the north edge of the Bull Mountains. Rolling prairie, seasonal creek, reservoir, and great access. 235+/- acres with small farm or grazing potential. Deer, antelope, and elk wintering area. Ranch is located in Hunting District 701 which is an open permit area for elk. Call today, start tomorrow.



Snowy Mountain Farm

4,535 contiguous acres. 3,573 deeded with 3,227 tilled (1200 certified organic), 480 State lease with 460 tilled on 25% crop share and 480 BLM. Located in one of the better moisture areas of the county. Multiple wells with good water. Improvements include 2 homes, 60x150 machine shed-shop, 40x70 steel shop, 45,000 BU steel grain storage. Good clean farm growing multiple crops. \$4,300,000.00



Rimrock Vista Tract 29

Ever dream of a valley view from a pine covered ridge and views of 2 mountain ranges out your back door. 20+/- acre at the end of the road location. So many options to build. Rest with the best in total country privacy yet only a short drive to Billings. \$260,000.00



Cedar Ridge North Tract 71

Open up your living area with a 20+/- acre homestead. Power, phone, shallow water wells and tree covered vistas. 2 miles off of Highway 87 – 15 miles north of Billings. Modular homes allowed. Priced at \$129,000.00



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SONNY TODD REAL ESTATE

WE KNOW MONTANA!

The Burnt Coulee Ranch + Fox Irrigated

Billings, MT | \$4,900,000

NEW LISTING!



For the first time in many years, the three generation Burnt Coulee Ranch is now on the market. It has been used as a grass cattle ranch for its duration, however in recent years there has been a major uptick in the elk, and deer that will pass through the ranch. At the end of the road, this private grass ranch has two homes. The main home is a modest ranch home built to withstand time. The second home is a modular home brought in to house a family member. Other improvements include a shop, calving barns, working corral, and several other sheds.

Just outside of Red Lodge, the Fox irrigated portion of the ranch was added to the operation in the last decade. Its greatest asset is the solid water right out of Rock Creek which allows for consistent flood irrigation. This land has some of the most stunning views Montana has to offer!

- 7,812+/- Total Acres
- 2,073+/- Deeded Acres
- 3,660+/- BLM Lease
- 1,280+/- State Lease
- 800+/- Buffalo Creek Grazing CO-OP
- Main Home: 2,300 sq.ft.; 3BD/1BA; Full Basement
- Modular Home: 3BD/2BA; Sun Porch
- Shop
- Calving Barn



301 W. FIRST AVE | BIG TIMBER, MT 59011 | 406.932.1031



Logan Todd
406.930.3673
logan@sonnytoddrealestate.com



Mary Ann Duffey
406.930.6607
maryann@sonnytoddrealestate.com



104 Mountain Brook Road Livingston, MT | \$1,720,000

NEW LISTING!

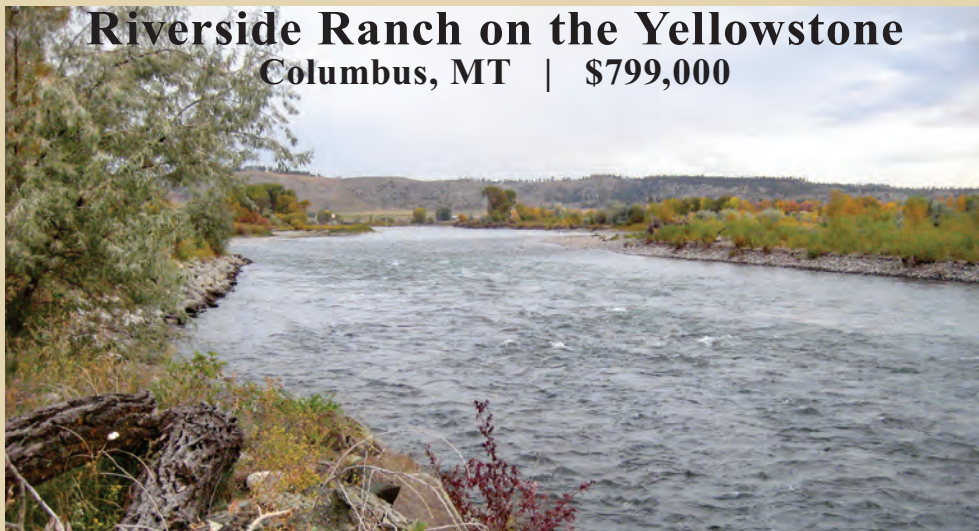


This beautiful custom built 4,200 sq. ft. home is located on the pass between Livingston and Bozeman. Sitting on 10+/- acres, enjoy the seclusion of mountain living with a stunning view of the Bridger Mountain range.

Totally custom built from the trim and reclaimed cabinets to the log timber accents outside and in, the quality craftsmanship in this home really shows. The 4 bedrooms and 3.5 bath are split between two floors.

- 10+/- Acres
- 4 BD/3.5BA
- 4,200 sq. ft. Home
- 1,500 sq. ft. 3+ car, attached garage
- 2,000 sq. ft. Shop with 14' door
- Custom built with log timber accents

Riverside Ranch on the Yellowstone Columbus, MT | \$799,000



Whether you are a fisherman wanting your own river frontage, a wildlife enthusiast looking for a retreat or a private person wanting seclusion, Yellowstone River Frontage has it all. The improvements are located out of the flood plain and strategically placed to fully utilize the recreation aspect the 87+/- acres has to offer.

Historically the owners have ran around 20 head of cattle year around on the property. To facilitate this there has been an excellent corral system installed with frost free watering.

- 87+/- Acres
- Yellowstone River frontage
- 4BR/1BA Main Home; 3BR/2BA Mobile
- 3 Shops
- Several small outbuildings

Pick Ranch Boyd, MT | \$1,475,000

PENDING!



The property offers a nice balance of production and recreational amenities. The grazing fields and hay production make it ideal for raising horses or a small cattle operation.

The Pick Ranch provides a beautiful ranch setting in a highly desirable area and is within 40 minutes of Billings, Montana's largest city, and 25 minutes from the recreational town of Red Lodge.

- 200 +/- Total Acres
- 170 +/- Irrigated Acres
- 4 Bedroom, 2 Bath Home
- Historic barn, large shop, corrals and several livestock sheds
- Excellent trout fishing
- White tail deer, mule deer, pheasant, and upland bird hunting opportunities

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5420 +/- total acres including BLM & State with 7 pivot sprinklers in Western Montana. Located between Virginia City and Alder. Great water rights, fishing ponds with Deer, Elk, and Birds. Puts up 2,000 Ton of hay. Newer buildings. A must see! Call for Price



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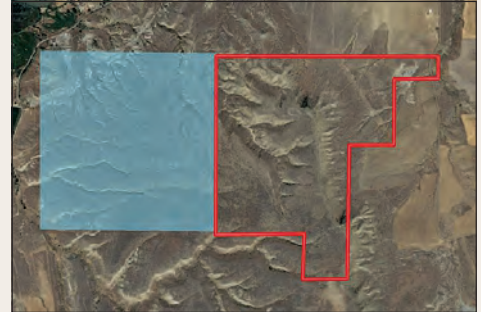
— Pat Goggins

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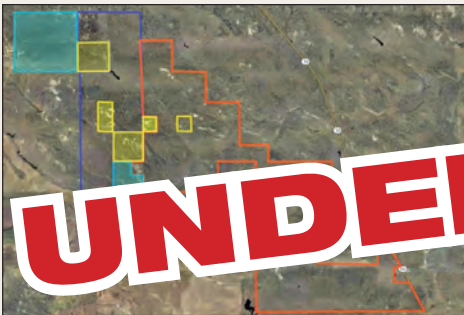
Luke's Pasture

Approx. 611 Acres just a couple of miles east of Edgar, overlooking the Clarks Fork River and offering 360 degree views of the Beartooth Mountain Range. Ideal summer pasture offering several stock tanks placed throughout the ranch, very good perimeter and cross fencing, offering excellent year-round county road frontage, along with a full 640 acre state lease. The area offers excellent whitetail and mule deer hunting along with some upland game birds. **Price: \$575,000**



Clarks Fork River

Approx. 21 acres along the river with many ponds and backwater. Great hunting opportunity for ducks, geese, pheasant and deer. Highway access. Old homestead cabin included. **Price: \$225,000**



UNDER CONTRACT

Jordan Farm

Approx. 7,805 of contiguous acres of which 5,845 are deeded, 1,440 in State lease and 520 in BLM. This ranch is a well balance dry-land farm and pasture with approx. 4,600 farmable deeded acres. This ranch is currently under a CRP program with approx. 2 years left. The county average for winter wheat is 35 bushel/acre and 29.2 bushel/acre for spring wheat as per USDA National Agricultural Statistic Services. The ranch sits at an average of 2,700 feet above sea level, with an annual precipitation in rainfall of about 12.73 inches. Historically frost free days are between mid-May, to mid-September. Water sources consist on 3 reservoirs, 4 drilled wells, and sand creek running in the middle of the ranch.
Price: \$3,383,798.00

Bozeman Trail Ranch

Red Lodge, Montana • Carbon County

This 4,716 acre authentic ranch lies on Red Lodge Creek 16-miles north of Red Lodge, Montana. The ranch acreage consists of 4,036 deeded acres, 640-acres of State of Montana Lease, and a 40-acre BLM grazing permit. The current owners report that the ranch is capable of running 300 - Cow Calf pairs on a year around basis. The ranch has 5-Center Pivot Irrigation Systems and produces about 600 to 650 ton of hay per year. This is a truly authentic Montana Ranch, characterized by its excellent fences, excellent forage production, excellent water rights (on file with the Montana State DNRC), excellent facilities, and excellent location! The livestock and forage production, is enhanced and simplified by a state of the art livestock corral, handling, and shipping facility, along with various calving barns, shops, and equipment and vehicle storage buildings. A 1,344 square foot manager's home was built in 2012, and is located in the farmstead area of the ranch. A spacious, 3,840 square foot executive home was built in 2013, and includes 4-bedrooms, 3-bathrooms, office, family room, and an open living room, dining room, and kitchen. The unfinished walkout basement is 2,280 square feet and is not included in the above mentioned statistics. The home was built to take advantage of the incredible views of the area, and Red Lodge Creek!

This ranch is competitively priced at \$11,950,000.



Please call Lon E. Morris, Broker, for Western Agri Financial, Inc. at 406-855-1884 for further information or to schedule a showing.

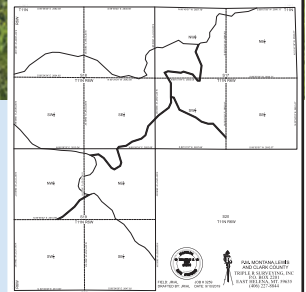
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1600 acres of mountain beauty. Timber cruiser estimated over \$1M marketable. Beautiful mountain acreage with Creek frontage, several springs, water rights, ½ mineral rights, meadows and bordered by thousands of acres of Forest Service lands. Great hunting area, & just over the hill from Great Divide Ski. Summer pasture, (150-175 AU). Property is in ten 160-acre contiguous tracts. Bring the friends and family. Winter access difficult & off the grid. **\$3,500,000.**



60 ACRES WITH HAY PRODUCTION

West of Helena is this one of those harder to find large parcels with three high volume wells, new 6 tower pivot, wheel line and Cherry Creek water rights. Beautiful spot to build your hobby ranch or farm. Located northwest of Fort Harrison and the VA center. **\$1,100,000.**

PRIME COMMERCIAL SITE IN THE HEART OF HELENA

Three separate lots for a total of 2.10 acres. Four separate tenants in place and located in a high traffic area at a three-street intersection. Rental income with the current leases, but the site is prime for new development. **\$3,900,000.**

14+ ACRE TRACT

East of Helena & a short distance to Canyon Ferry Lake. A nice piece of ranch pasture with views in every direction. A house site or suitable for development. Call listing agent for details. **\$400,000.**



Julie R. Abney

BROKER/OWNER, CRS, GRI CRB

406-459-3200 cell

Email: julie@montanawesternrealty.com



Western Realty, LLC

328 WEST CUSTER AVE., HELENA, MT 59602


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Bull Mountain Ranch

MUSSELSHELL COUNTY, MT

- Easily one of the best elk hunting ranches on the market.
- Home to a resident herd of 700 ± elk throughout the year.
- Consists of 12,467.53 ± total deeded acres, with an additional 640 adjacent acres of state land with no ground public access.
- The ranch boasts other wildlife including mule deer, whitetail deer, turkey, antelope and much more.
- Bull Mountain Ranch has strong agriculture diversity as well.
- Located 6 miles South of Musselshell, MT and approximately 50 miles Northeast of Billings, MT.

13,107.53 ± ACRES
\$14,750,000

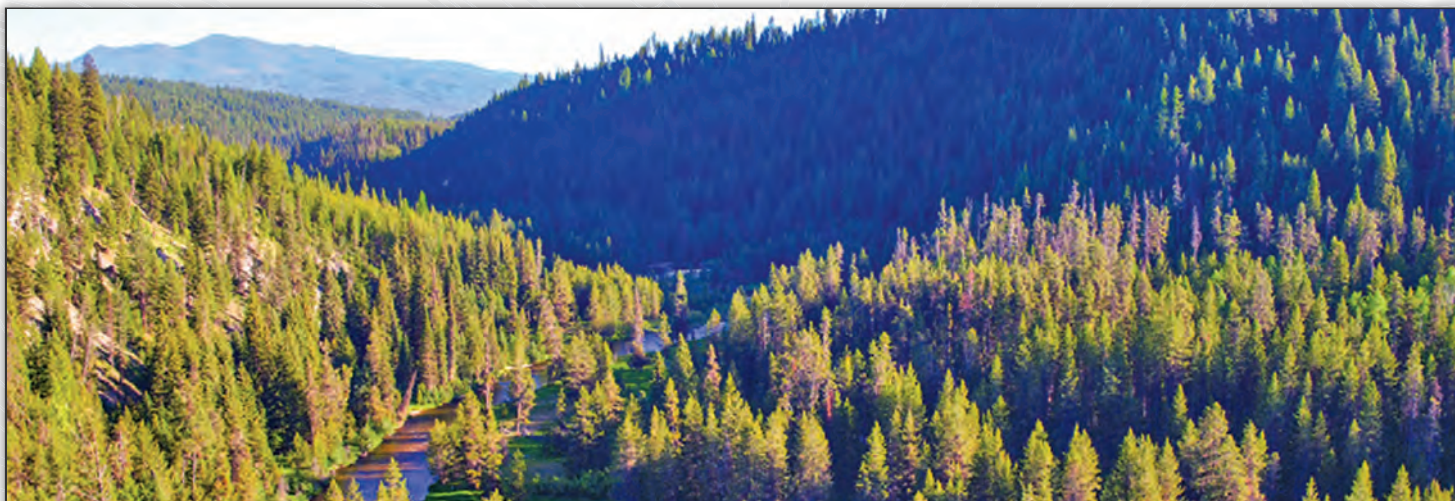


Sprague River Ranch

KLAMATH COUNTY, OR

- 16 miles of water frontage on the North and South Fork of the Sprague River.
- Large owner's residence with numerous employee dwellings.
- Highly productive cattle operation.
- Located in south central Oregon, approximately 45 northeast of Klamath Falls.
- Sprague River Ranch is one of the premier fly-fishing ranches for sale in Oregon and in the West.

15,620 ± ACRES DEEDED & 15,000 ± ACRES LEASED
\$23,350,000



Kennally Creek Valley Ranch

VALLEY COUNTY, ID

- Kennally Creek Valley Ranch is being offered for the first time for sale as 5,722 ± acres.
- Rarely are there opportunities to own an entire major trout stream valley including both valley sides mountain ranges and within minutes of a major resort town.
- Water is abundant. Rapid Creek, Kennally Creek, Laffinwell Creek, and Sloans Creek all flow through the property.
- At only 15 miles from McCall, Kennally Creek Ranch is just minutes from fine restaurants, shopping, resort hotels, and other fine accommodations.

5,722 ± ACRES
\$11,415,390

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SEPTEMBER/OCTOBER ISSUE
DEADLINE AUGUST 6



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The Chase Hill Ranch, Big Sandy
25,874± acre production/sporting ranch.
12,000± acres grazing. Several residences.

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Jan King 406.369.4313



\$8,500,000 | #349530

Bridger Canyon Road, Bozeman
117± acres located on Bridger Creek with unparalleled
views of the Bridger Mountains. Used agriculturally
since it was homesteaded.

Dan Reddick 406.580.0653



VIRTUAL TOUR AVAILABLE

\$5,595,000 | #22016003

Circle L Ranch, Stevensville
244± acre premier hay ranch in the Bitterroot
Valley. Artfully designed ranch house. Equestrian
facility w/apartment, barn, round pen and arena.

Rod Freeman 406.369.0320



VIRTUAL TOUR AVAILABLE

\$5,475,000 | #350706

Foster Creek Farm, Belgrade
130± acres 10± minutes north of Bozeman
airport. Timber framed barn, Estate Home, and
supporting cabins! No zoning or covenants.

Dan Reddick 406.580.0653



VIRTUAL TOUR AVAILABLE

\$5,000,000 | #356968

342 E. Williams Road, Gallatin Gateway
A true Montana oasis! 82± acres of rolling pastures,
farm ground, wildlife and beautiful views. Barns,
shop, equipment barn, duplexes & a beautiful home!

Holly Pippel 406.579.6086



\$3,200,000 | #357684

1500 Cottontail Road, Gallatin Gateway
4 bd, 3-5 ba, 3,084± sf home on 10± acres w/barn,
foaling stalls, hay barn, and much more! This is the
perfect horse set up only 20 minutes to Bozeman.

Holly Pippel 406.579.6086



\$2,999,000 | #357430

Springhill Road, Belgrade
182± acres w/a very well maintained Valley Pivot
Irrigation System irrigates some of the land. Elk, deer,
antelope and birds can be found on the property.

Dan Reddick 406.580.0653

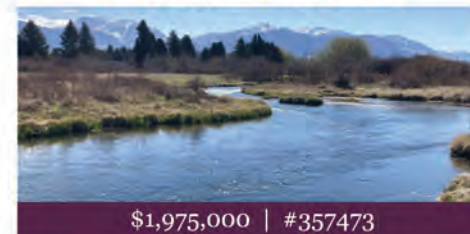


VIRTUAL TOUR AVAILABLE

\$2,690,000 | #357514

285 Lost Trail Road, Townsend
160± acres bordering public land! Hand hewn 4 bd,
3 ba log home w/a 6-car detached shop &
apartment. Spring & pond. Reputable hunting area!

Dan Reddick 406.580.0653



\$1,975,000 | #357473

O'Dell Spring Creek Ranch, Ennis
96± acres bordering State land. 1± mile of O'Dell
Spring Creek and .6± miles of Bear Creek. Excellent
fishing property!

Jonathan Nutt 406.599.4128



VIRTUAL TOUR AVAILABLE

\$1,650,000 | #354054

Yellowstone Camp, Park City
Exceptional recreational site with over a mile of
Yellowstone River frontage. 19± acres of irrigated
farm ground, multiple private build sites!

Don Pilotte 406.580.0155



\$1,550,000 | #354464

Norwegian Creek Ranch, Harrison
467.1± acre ranch suited for both the recreational
buyer and the rancher needing to add to their
grazing capacity. 3 bd, 2 ba home, outbuildings.

Michelle Van Dyke 406.596.0805



\$899,000 | #319823

TBD CR-312 Road, Sidney
363± acre Missouri River property. 221± acres
irrigated. Privacy, fantastic hunting and fishing all on
productive river bottom land.

Dan Reddick 406.580.0653

844.234.8111

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HIGH LINE ORGANIC WHEAT FARM

Dodson, Montana

1,682± ACRES | \$1,464,000

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