

WINTER  
ISSUE  
2020

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# MONTANALAND

NOV. 2020 - FEB. 2021

M A G A Z I N E



**YOUR PIECE OF MONTANA PARADISE  
IS WAITING...VIEW IT INSIDE!**

**UC RANCH PROPERTIES**  
A DIVISION OF UNITED COUNTRY REAL ESTATE

**NORTHWEST REALTY & AUCTION**

**Milk River Hunting Property | Malta, MT | 253 Acres | \$650,000**

406.654.2881 | Office@NorthwestRealtyMT.com | www.NorthwestRanchland.com



**Malta, MT | 3.1K Acres | \$4.7M**

3,169+/- Deeded acres w/7.5 miles of Beaver Creek w/6 miles on both sides. The habitat on this ranch is superior for pheasants, whitetail deer and waterfowl.



**Harlem, MT | 23.8K Acres | \$3M**

North of the Missouri River w/over 2 miles of river frontage. The unit contains 8 pastures, 5-month grazing. Wildlife mecca boasting big horn sheep, elk & deer.



**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.



**Malta, MT | 1.7K Acres | \$960K**

Located South of Dodson 12 miles. 1,760± acres of deeded land w/972± considered as improved pasture. 320 BLM Lease known as Upper Tressler Coulee #5465 included. New well. Wetlands for upland birds.



**Saco, MT | 29.9 Acres | \$325K**

Near Sleeping Buffalo & Nelson Reservoir is a 7,500+/- sqft shop. 30+/- acre parcel is equipped with power and well. Tools & equipment on the premises belonging to the owner are also included in the price.



**Zortman, MT | 3.6 Acres | \$375K**

Turnkey grocery store w/15 RV sites, 7 cabins, plus 1 large family style cabin w/kitchen, living/dining area & an oversized bath. A draw from a large area of ranchers, locals, & recreationalists.

**REALTREE UNITED COUNTRY HUNTING PROPERTIES**

**United Country Real Estate**

**Northwest Realty & Auction**

**UC RANCH PROPERTIES**

**Malta**

**406-654-2273**

- Jim Knudsen** 406-390-3671
- Dennis Bebee** 406-671-2244
- Casey Knudsen** 406-390-0274



**160+/- acres with home**

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



**2- Extraordinary 26+/- Parcels**

- Near Sleeping Buffalo & Reservoir
  - Paved and graveled access
- Parcel #1-\$175,000 Parcel #2-\$135,000  
Call Jim to view #2150D8



**Motel; Campground & Health Club**

- 32 units; RV Park; Owners apartment
  - Gaming and Beer license
  - Junction of US Hwy 2 & Hwy 191 in Malta
- REDUCED TO \$1,200,000 JIM #151EW8



Reduced

**361+/- acres /grain bins; Quonset**

- Flat bottom ditches/ gated pipe
  - 337+/- irrigated
  - Southwest of Harlem
- ASKING \$695,000 DENNIS # 218HK8

**Glasgow**

**406-228-2273**

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



**Sidney**

**406-433-3010**

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



**3,871+/-acres/Quonset/grain bins**

- 30 miles North of Havre
  - 2027+/- cropland/1297+/- improved grass
  - Quonset/ 3 grain bins/ fencing
- ASKING \$1,750,000 Jarrell #420AF8



New Listing

**397+/- acres with 2 Homesteads**

- East End Fairfield Bench / irrigated acres
  - Pivot w/ land lease; Spring/domestic well
  - 2 homes, outbuildings, corrals, feedlot
- ASKING \$2,500,000 Jim #227PR8



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

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



**320+/- Productive Irrigated Farm**

- 293+/- irrigated, 27+/- grazing
  - Alfalfa, Grain Bins, Barn, and Shop
  - 2,940 +/- sq. ft. Home
- ASKING \$695,000 CASEY #680AR8



**Busy Supermarket and Meat Shop**

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



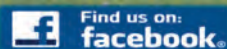
**Well Known Auto-body shop**

- 1/2 mile East of Malta
  - Well built building, updates, various tools
  - 40 x 80 shop, heated floors, paint booth
- ASKING \$599,000 Jim #190PB8



**320+/- acres South of Malta**

- 10 miles south of Malta
  - 200+/- prev. farmed /120+/- native grass
  - Seasonal water supply / Two track road
- ASKING \$209,000 Casey #214RJ



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**Email: MissouriRiverRealty@yahoo.com**

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**Ryan Mayes**  
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ryan@ryanmayes.com



**Angela Klein-Hughes**  
406-860-5653  
angelahughesells@hotmail.com

**NEW PRICE!**



**2 COONEY VISTA – ROBERTS**

This 5,122 sq. ft custom built home is located on 9.23 acres in a private subdivision with beautiful views of Cooney Reservoir, Beartooth Mountains, Pryor Mountains, and the Crazy Mountains. The main floor has 3 spacious bedrooms. The master bedroom has his and her closets and a spacious master bath. A large tiled kitchen, stainless steel appliances and a walk out deck for all your entertaining purposes. A sunken sitting/office area. A spacious living room and guest bath. Two large bedrooms with a Jack and Jill bathroom.

The walkout basement has a bonus exercise/game room, family room, large bedroom, and two unfinished rooms that could be finished or used for storage. Plenty of deck/porch space for enjoying the breathtaking views. 30 minutes from Red Lodge, MT and 50 minutes from Billings, MT. A must-see listing. \$499,900 Call Daniel Klein for your private showing!

**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.



**3111 CHIEF LOOKING GLASS ROAD - LAUREL 20.40 +/- ACRES**

Incredible chance to own piece of Montana Big Sky Country. With just over 20 acres this home can be a private get-away but within a 20-minute drive to west Billings. The uniquely designed, two-story home features 3 bedrooms, 2 full baths with lots of recent updates including tile & hardwood floors,

granite counter tops, Pella windows & more. A good-sized master bedroom features walk-in closet, nice master bath with outside access to the wrap-around deck that showcases beautiful views in every direction. The oversized, drive through garage/shop has plenty of room for vehicles and toys and an additional heated workshop room for projects. Additional outbuildings include round corral, sheds, chicken coop and more. The 20 acres consists of mixed topography including fenced, flat pasture ground and more rugged terrain with awesome hiking paths, trees, live spring & many types of wildlife. \$535,000 Call Ryan Mayes



**12-14 MARTIN – NYE 3.00 +/- ACRES**

This property has two cabin sites. The larger site is 1.74 acres (14 Martin) and has a charming little cabin, single detached garage, and bunk house toward the back of the tract. The smaller 1.26 acres (12 Martin) that has a bunk house and single garage. The

cabin has had some recent updates. It is heated with a gas wall furnace (propane) and electric baseboard heat. The owners have used the front porch for sleeping area as well. There is a charming wood cook stove and a gas range. The bunk house was occupied at one time, however, does not have a bath. Would make a great guest cabin. Just a short distance to the Stillwater River for fun and fishing. Don't miss this opportunity. Owners says that there is a spring fed creek that runs at the back of the lots. New well pump July 2020. \$205,000 Call Hazel Klein



**TBD MELANIE LN & RANCHAIRO ROAD – MOLT 7.00 +/- ACRES**

Under Construction! New rancher with 3 bedrooms, 2 baths, great room with view windows to capture the rim views and pines. Mountain views to west! On clear days you will see three mountain ranges and just beautiful when they are snowcapped. Nice pasture for HORSES and 34X50 SHOP (concrete floor and 16' & 14' doors) RV parking. This country home is located on just over 7 acres. Do not miss the opportunity to buy this ranchette just off Buffalo Trail. Easy commute. The builder has broken ground & foundation will be poured soon. Picture is a similar style home & plans are similar. There may be some variations. \$472,500 Call Hazel Klein

**Increase your purchase power with a 1031 exchange**

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Max A. Hansen  
Managing Director  
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Dillon, Montana  
59725



# THE PATTERSON TEAM

**Dan 321-4182**

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## 52 Rimrock Dr – Park City

Remarkable custom-built log home close to Billings, Laurel, Red Lodge, and only a half hour to Bozeman. Mountain views, end of road privacy, room to build a shop. 3 bed, 3.5 bath, tile, quartz, hickory, hand hewn log accents. See what quality craftsmanship looks and feels like!

Area -- Park City

**\$590,000**



## Hump Creek Ranch – Reed Point

Unbelievable water!! Hump Creek runs through this property. 720+/- acres are grazing land, some tillable land. Very diverse property with open grasslands, some timber covered, deep draws, good fences and incredible Beartooth and Crazy Mtn views.

There is an old homesite (not livable) with new metal corrals and of the road privacy.

Area -- Reed Point

**\$1,300,000**



## Lot 4-5 Pine Crest Rd – Columbus

40+/- acres. 27 acres irrigated under pivot. Between Columbus and Park City. Partially fenced and just off Hwy 10. Currently planted to alfalfa hay this property has a several homes sites for a perfectly situated ranchette for you and your horses.

Area -- Columbus

**\$499,000**



**Dan Senecal, Broker**  
(406) 439-5414 - Cell  
ds@mt.net

*"Because Experience Matters"*



bigskybrokers.com

**Philip Shields, Broker**  
(406) 531-0614 - Cell  
Philip@bigskybrokers.com



### Little Blackfoot River Frontage Property Single Family Residence/ Elliston MT \$725,000 - MLS # 22013263

- Main House -12.3 +/- Acres**
- Custom Build Home: 3 bedroom/2 bath
  - 3477sq.ft of Living Space
  - Vaulted Ceilings
  - Game Room
  - Screened in Deck
  - Soap Stone Fire Place - Wood Burning
  - Rock Fire Place-Wood Burning
  - 3 Car Garage

- Work Shop
- Back-up Generator
- Large Wrap Around Deck

- Log Guest Cabin**
- 1 room and 1/2 Bath
  - Next Door To Home
  - Old Fashioned Range



### WINEGLASS GRAZING RANCH Ranch/Recreation Property/Helmville, MT \$3,925,580 - MLS # 22000071

- 1,962.79 Deeded +/- Acres
- Approx. 175 +/- Irrigated Meadows
- Water rights & 1/2 ownership of Mineral Rights
- Mountains/Views/Trees
- Creeks/Springs
- Timber Rights Borders over 2 miles of BLM & State Lands

- Leased Land**
- 2 State Sections - 1280 Acres
  - 1 BLM Grazing Lease - 8,600 +/- Acres
- \*Buyer must be pre-approved for the use of State and BLM Grazing Leases.

Call Dan Senecal for more Information/Brochures



### 80 acres on Birdseye Road, Helena MT

Only minutes west of town you can see the gleaming lights of Helena including the beautiful Cathedral of Saint Helena. 2 wells with great production are already established. Fantastic building opportunities! Offered at \$385,000. MLS#22012692



### Cut Bank Creek Grazing

- 10 parcels totaling 1368+/- acres
- Ample supply of year round live creeks & streams including Cut Bank Creek.
- Calving barn/shed, steel pipe corrals, & power
- Fenced & Crossed Fenced
- Now OFFERED at \$1,100,000
- MLS# 22015902

Call Philip for a Brochure & Drone Video



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### Ucross Ranch

#### Belfry, MT

**NEW LISTING**

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



### Shay Farm

#### Winnett, MT

**NEW LISTING**

10 miles east and north of Winnett, MT is the shay farm 2920 deeded with crop ground of 2870 FSA records show 25 bu yield. The farm is leased on a cash basis but can be sold with fall possession. Also has 3 grain bins and an UNBELIEVABLE amount of wildlife on the farm including elk, mule deer, antelope, sage hens, and sharptail grouse.

**Priced really right at 750/acre, total price \$2,190,000.00**

Call Tyler 406-491-3756



### Holst Land and Cattle

#### Baker, MT

**NEW LISTING**

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



### G Road

#### Huntley, MT

**NEW LISTING**

**SALE PENDING**

40-acre ranchette located in Huntley, MT. 2000 sq ft shop, 1600 sq ft mother-in-law apartment, 4000 sq ft home all in one building called a shophouse. 5 bedrooms and 3 bathrooms in total. 220 volt and built-in air compressor in the shop. All this on 40 irrigated acres with an extensive set of corrals and 2 wells

**Priced to sell \$575,000**

Call Vanessa 406-321-7004



### Drop Tine Ranch

#### Melstone, MT

**SALE PENDING**

20 miles north of Melstone, MT on the beautiful Musselshell river and is 3,600 deeded acres and 2,100 State and BLM leased acres. The present owner has run and is currently running 150 head of horses year-round and not feeding very much hay in the winter. Watered by 3 miles of the Musselshell River, Rattlesnake Creek, and 2 reservoirs. The ranch has improvements but are rough. Would be a great summering ranch for cattle.

**Priced as such at \$1,599,999.**

Call Tyler 406-491-3756



### Clear Creek Ranch

#### Red lodge, MT

3 miles north and east of Red Lodge, MT is one of the nicest compact ranches we have seen in a while. 150 acres total of which 70 are flood irrigated from the Pleasant Valley water users, with an additional 75 acres that is ditched and could be irrigated. Clear Creek flows north to south thru the ranch. Includes a modest 2 bedroom home, horse barn, loafing shed, calving barn, bunkhouse and a great set of corrals. All this right next to Red Lodge, MT **\$975,000.** Call Vanessa 406-321-7004.

## Congratulations

Buyer Represent by Tyler Mullaney - Yellowstone River Ranch - Listed Price \$4,123,320 - 4,376 +/- Ac.

## RANCH/FARM SPECIALISTS



Bill Bahny  
Broker/Owner  
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bbahny@mt.net



Cody Bahny  
Broker  
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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

INCREDIBLE OPPORTUNITY for your next commercial endeavor in Lincoln, MT. The Lost Woodsman is a great open space for dining, coffee shop, boutique and ready for you to imagine what you would like. Frontage on Highway, lots of traffic flow every day and night. 2800+/- SF with workshop/storage area at back which can be a kitchen, bar area up front. 2 rest rooms. Come see today. Lots of potential. \$336,000 22010738

WANT TO BE IN A QUIET PLACE? 15 Minutes to Great Falls. Well here it is on 1.36 acres on the edge of Stockett. 4 bdrms, 2.75 baths, lg kitchen and living room, a vault rm for valuables and 2 nice decks. Shop, garage and lots of storage. Call today to see. \$199,900 22008861

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

BEAUTIFUL VIEWS FROM THIS HOLTER LAKE 1999 custom built home. 3 bdrms, 2 baths, 3024 SF, dbl garage, maintenance free siding, Trex decks in front and back. Master bdrm has

door to deck, bsmt is partially finished and has lots of possibilities. \$424,900 22013494

THIS COUNTRY 3 bdrm, 1 bath home has lots to offer if you want room to breathe and bring your animals home to this 36 +/- acres that are irrigated w/pasture/hay ground. New roof 2016, huge shop with room for everything you need, horse barn & tack shed, mature landscaping. \$335,000 22014582

COMMERCIAL PROPERTY. Super location for your new business. Can even do a drive through on 2 access points. \$225,000 219153771

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

THIS REMODELED HOME in Lincoln, MT is attached to commercial space. It has 4 bdrms, 2 baths, a brand new addition that has a 16x12 dining room with sliding glass doors to the large back yard, vaulted ceilings. Can be used as owners home or as Manager & employee rental space. To beautiful to pass up. See it today. \$336,000 22010737

ENJOY THE SOLITUDE! Located at the foothills of the beautiful Snowy Mountains in central MT. Clean air, pure water, starry nights, breathtaking views in all directions. Enjoy the wildlife up close, hunting and fishing ops abound. Perfect for your family and entertaining, this newly updated house boasts 5300 sqft with 5 bdrns, 3.5 bths and 3 car attached garage. Large open floor plan with big kitchen, DR, GR with cathedral ceiling, massive fireplace, master on main. New flooring, paint, lighting, roof and more for move in ready. 86.5 acres of pasture galore, timber and hayfields, fenced with barn, lean-to, corrals. A horse's dream! \$859,000 22014178

AGENT NAMES:

Charlie Weber - 788-3362	Jennifer & Gary Shea Broker/Owners
Pam Davidson - 788-8278	
Brenda Freeman - 799-0866	
Nona Munroe - 899-2811	



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**Montana  
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with Acreage



**FOR SALE : Montana Sky Lodge in Southwest Montana**

20 ACRES | \$885,000

Nestled high in the Pintler Mountains this property is equipped with a large lodge, cabin, and artists retreat cabin. The main lodge is three levels with six bedrooms, each with a bathroom and two half bathrooms. It also has a spacious kitchen and dining space as well as a cozy living room with cathedral ceilings, a striking fireplace, and incredible views. Just a short drive from Anaconda, this property has access to Forest Service land perfect for hiking, hunting, fishing and more. If you have ever dreamed of owning a guest lodge, bed and breakfast, luxury hunting camp, or wonderful home large enough for many friends and family, then this is an opportunity you cannot afford to miss!



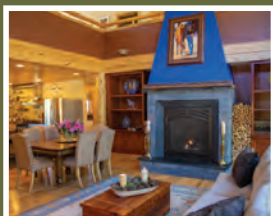
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Listed presented by:

**Vaughn Esper**  
Broker / Owner  
(406) 529-1121

[vaughn@esperranches.com](mailto:vaughn@esperranches.com)

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**HORSE CREEK RANCH**

Broadus, Powder River County, Montana  
20,591± total acres: 10,311± deeded, 9,000± BLM lease & 1,280± state lease acres.

**\$8,500,000**

Contact Clark & Associates at (307) 334-2025



**MILLER CREEK HUNTING PROPERTY**

Broadus, Powder River County, Montana  
4,040± deeded acres with abundant wildlife.

**\$3,191,600**

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



**WOLF SPRINGS RANCH**

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

**\$5,125,000**

Contact Denver Gilbert at (406) 697-3961



**WISHING WELL RANCH**

Roberts, Carbon County, Montana  
Beautiful 396± deeded acres with 3,917 sq. ft. log home with 5 bedrooms, 4 baths and exceptional amenities throughout. Live water & MUCH MORE!!

**\$2,880,000**

Contact Colter DeVries at (406) 425-1027



**CRACKER BOX CREEK RANCH**

Glendive, Dawson County, Montana  
460± deeded acres: 230± flood-irrigated, 120± pivot irrigated & 150 head feedlot.

**\$1,300,000**

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

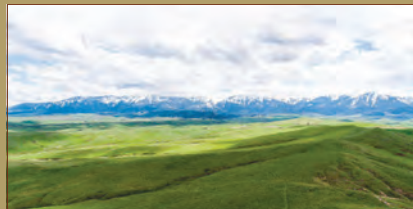


**KINSEY FARM & FEEDLOT**

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



**VOLNEY HEADWATERS PASTURE**

Red Lodge, Carbon County, Montana  
Situated at base of Luther foothills and Beartooth Front are 200± deeded acres with sweeping views of Beartooth Mountains. Abundant wildlife.

**\$500,000**

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 & upland game birds.

**\$500,000**

Contact Colter DeVries at (406) 425-1027



**ELBOW CREEK ACREAGE**

Red Lodge, Carbon County, Montana  
337± deeded acres with over a half-mile of live water. Abundant wildlife frequent the property.

**\$472,000**

Contact Colter DeVries at (406) 425-1027



**CLEARWATER**  
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<p><b>DUCK LAKE FRONTAGE</b> <b>BABB, MT</b></p>  <p>Elevated 1-acre build site on the west shore of Duck Lake. Known to be perhaps the best trout lake fishery in Montana. Opportunities to catch ten pound rainbows.</p> <ul style="list-style-type: none"> <li>• Power and phone available</li> <li>• Amazing upland bird &amp; waterfowl hunting</li> <li>• Near Glacier Nat'l Park, St Mary Lake</li> </ul> <p><b>\$89,500</b></p> <p><b>KEVIN WETHERELL</b> 406.677.7030 Kevin@CMPMontana.com</p>	<p><b>GLENARROW</b> <b>POLSON, MT</b></p>  <p>Flathead Lake and the Mission Mountain Range views. Lots of elbow room for your ranchette.</p> <ul style="list-style-type: none"> <li>• 20 gently sloped acres</li> <li>• Panoramic views close to town</li> <li>• Underground power to property corner</li> </ul> <p><b>\$111,000</b></p> <p><b>CAROL TIBBLES</b> 406.253.2893 Catibbles@CMPMontana.com</p>
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<p><b>BLACKFOOT RIVER LAND</b> <b>SEELEY LAKE, MT</b></p>  <p>Rare 700'± of riverfront on 2.53± acres amongst large ranch holdings. Superb fishing water with cutthroat trout and other trout species, and year-round access.</p> <ul style="list-style-type: none"> <li>• No covenants, fenced</li> <li>• Internet and power available</li> <li>• State land across river; hunting &amp; privacy</li> </ul> <p><b>\$789,000</b></p> <p><b>KEVIN WETHERELL</b> 406.677.7030 Kevin@CMPMontana.com</p>	<p><b>DIVERSE OPPORTUNITIES</b> <b>WHITE SULPHUR SPRINGS, MT</b></p>  <p>This 73.82± acre parcel is just a mile from the city limits. Used for hay ground with a well producing 1200 GPM, but would make a great equine or development property.</p> <ul style="list-style-type: none"> <li>• Wheel line, 1200 GPM well</li> <li>• Great development potential</li> <li>• Located in a thriving rural town</li> </ul> <p><b>\$699,000</b></p> <p><b>LEANNE BODELL</b> 406.439.6904 Leanne@CMPMontana.com</p>
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<p><b>IRRIGATED HAY FARM</b> <b>CHOTEAU, MT</b></p>  <p>Rocky Mountain Front 430± acres w/ 300 acres irrigated hay. Two center pivots, large barn, riding arena, inside stalls, pipe corrals, auto waterers, workshop, and 3-bed home.</p> <ul style="list-style-type: none"> <li>• High production hay operation</li> <li>• Two center pivots (one nearly new)</li> <li>• 3-bed home, riding arena and corrals</li> </ul> <p><b>\$1,950,000</b></p> <p><b>JIM BOUMA</b> 406.590.5375 JIM@CMPMontana.com</p>	<p><b>DIVERSE OPPORTUNITIES</b> <b>WHITE SULPHUR SPRINGS, MT</b></p>  <p>This 73.82± acre parcel is just a mile from the city limits. Used for hay ground with a well producing 1200 GPM, but would make a great equine or development property.</p> <ul style="list-style-type: none"> <li>• Wheel line, 1200 GPM well</li> <li>• Great development potential</li> <li>• Located in a thriving rural town</li> </ul> <p><b>\$699,000</b></p> <p><b>LEANNE BODELL</b> 406.439.6904 Leanne@CMPMontana.com</p>
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**NEVADA CREEK RANCH | HELMVILLE, MT** **\$6,400,000 | MLS# 22008803**



Scenic, Montana mountain valley ranch offers 3,246± deeded acres plus 120 leased acres. Summer grazing and irrigated hay ground supports 200 head. Borders U.S. Forest Service land.

- Extensive water and water rights, natural springs
- Borders wildlife management for wintering elk and deer
- Ranch house, guest quarters, equipment shop and sheds

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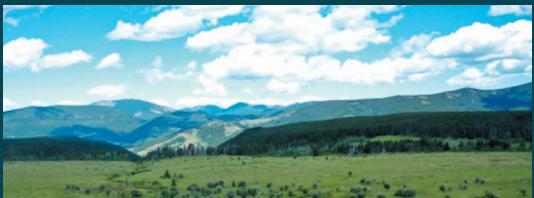
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**BELT PARK RANCLAND | MONARCH, MT**  
**\$995,000 | MLS# 22002307**

This beautiful 480-acre mountain ranch property borders almost 700 acres of U.S. Forest Service land with views of the Little Belt Mountains. The grasslands, live water and trees make this prime elk and deer habitat, as well as many other wildlife species. There is power on the property, a spring-fed creek, and a County maintained road for access. It is partially fenced and ready for your horses, cows and a ranch home. Close to many small-town amenities, hundreds of miles of snowmobile trails, and Showdown Ski Area offering some of the best skiing in Montana.

- Power on property and a spring-fed creek
- Lease income and good grass
- Close to small-town amenities



**PETE SCHULTZ**  
 406.788.4924 | Pete@CMPMontana.com



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**DAVE SMITH**  
406.853.6918  
*Broker*



**ECHO VENN**  
406.531.0207  
*Agent*

## BRIDGE CREEK RANCH

Ashland, Montana

**+/- 2,480 TOTAL ACRES**  
**{1,850 DEEDED/630 BLM LEASE}**  
**5 WATER SOURCES • POWER • WILDLIFE**  
**FULL FENCE • PICTURESQUE, PRODUCTIVE LAND**













**85 FAS 254**  
*Glendive, Montana*

**EPIC HORSE PROPERTY**  
8.4 ACRES • 3648 SQ. FT HOME  
6 BED/3 BATH • \$599,900



**75 RED SHALE LANE**  
*Forsyth, Montana*

**WILD HORSE RANCH ACREAGE**  
200 ACRES • 1 BED/1 BATH CABIN  
WILDLIFE • \$350,000



**HWY 12 LOT**  
*Baker, Montana*

**DEVELOPERS DREAM!**  
LOT SIZE: 11.77 ACRES  
APPROACH • \$850,000



**50 TONGUE RIVER RD**  
*Ashland, Montana*

**SHOP & IRRIGATED PASTURE**  
8.8 ACRES • 4 BED/2 BATH HOME  
FULLY FENCED • \$325,000



**17 REDSTONE DRIVE**  
*Miles City, Montana*

**EARTH HOME**  
20.98 ACRES • 2600 SQ.FT HOME  
30 X 60 SHOP • \$400,000

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# Waterfront

## Properties







## BIGHORN RIVER PROPERTY

### \$1,650,000

+/- 1320 deeded acres located approximately 15 minutes from Hardin and 75 minutes from Billings. The acreage breakdown is as follows: approximately 363 acres of river bottom with +/- 132 acres under a new T-L pivot and approximately 957 acres of pasture off the river bottom. The property has excellent water with +/- 1 mile of Bighorn River frontage and a well that feeds about 2.5 miles of pipeline and 5 tanks.

The property has county road access along the Dry Creek Road. The Bighorn River property is an outdoor paradise with excellent hunting and fishing opportunities. Game includes deer, upland game birds, ducks and geese.

**Jason Dunham**  
Montana Land Brokers Co.  
Cell: (406) 366-5588  
Email: [jdunham.land@hotmail.com](mailto:jdunham.land@hotmail.com)





**GOOCH HILL RANCH • Gallatin Gateway**

192± deeded & surveyed acres, legally divided into eight 20 ac parcels; 161± acres irrigated and 31± acres grazing; Numerous outbuildings; A beautiful setting to build your new home, with fantastic Conservation Easement potential, too! \$3,500,000



**ELK MEADOWS • Townsend**

320± deeded acres of mature timber & grassy parks; Borders USFS; Excellent Elk, Moose & Bear habitat; Small, one-room hunting cabin, shed & pond. Great potential for a Conservation Easement! \$650,000



**JEFFERSON RIVER RANCH • Willow Creek**

Almost one mile of Jefferson River frontage on this tree-lined 369± deeded acre hollow. Large home and horse barn overlooking the river. It would make a fantastic family ranch or retreat. Great Conservation Easement potential! \$3,500,000



5020 Westlake Road • Bozeman, MT 59718 • 406.587.4250  
[www.donvaniman.com](http://www.donvaniman.com) • [don@donvaniman.com](mailto:don@donvaniman.com)





**Custer, Mt Ranch**  
 192 acres with nice improvements--1850 ft home, 40 x 120 quonset shop, barn, new metal corrals, other pole frame buildings, good well, all located on good county road & close to I94. Great wildlife habitat with elk, deer, and birds. Private fish pond. Wonderful small cattle or horse operation. PRICE \$700,000.  
 Call Trevor 406-208-2280



**Road 22 South - Worden, Mt**  
 56 acres located very close to Worden, Mt of which 51 acres is excellent farm land with irrigation water from the Hundley Irrigation district. There is a great old home site with mature trees and creek running through the property. One well and fruit trees on the property. This would make a beautiful horse ranch or a small registered cattle ranch. This could be purchased with the adjoining 47.5 acres listed and would make a total acreage of 103.5 acres with 90 irrigated and we could possibly add more acreage to this to make a pretty good sized operation. There are many options with these properties.  
 Excellent location only 25 miles from Billings, Mt. and 3 miles to I94. on a good gravel road.  
 PRICE \$375,000. Call Trevor 406-208-2280



**Hysham Mt Area**  
 320 acres of which 110 acres is cultivated. Fenced and has a good well plus a spring & electricity. Great home site and in the heart of an excellent hunting area.  
 Call Trevor 406-208-2280



**Road 22 South - Worden, Mt**  
 This is a very nice piece of farm ground with 47.5 total acres of which approximately 38.5 acres are high quality irrigated farm ground currently in barley and the balance is creek that winds the full distance through the farm ground with large trees and great cover for wildlife.  
 There are very nice home sites near the creek. This is a great property close to schools and an easy 25 minute drive to Billings Mt. Can also be bought with the adjoining 56 acres for a total of 103.5 acres and about 90 total irrigated acres.  
 PRICE \$318,000. Call Trevor 406-208-2280



## Fenton Enterprises

Farm, Ranch, & Recreation Properties

Box 39 • Worden, Montana 59088

Trevor Bogunovich

406-208-2280

Ward Fenton, Broker

406-967-2850 • 406-698-6183

*We have other farm, ranch and recreational properties —we would be happy to help locate properties to fit your needs.*

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### East Conrad Farm Headquarters:

19 Acres with 14 acres non-irrigated cropland located 20 miles East of Conrad, MT. Includes nice 4-bedroom home and good set of farm buildings with shop, storage bldgs and grain storage. Large garden area and tall matures trees around buildings. Water District provides 700,000 gallons of water annually. Near Glacier National Park. Good hunting and fishing nearby in Bob Marshall Wilderness, the Marias River, and Tiber Reservoir. **\$625,000**



### Montana Farm - 9,200 Acres:

7,200 acres cropland, 2 homes, shops, buildings, feedlot, reservoirs, 2 creeks, and artesian wells. Water rights to develop irrigation. N of Lewistown, MT. Good Elk, Deer, and Pheasant Hunting. **\$16,789,000.**

**To see Incredible Aerial Video of this Property, go to link below:**

**[https://youtu.be/jgBiT\\_fFu8I](https://youtu.be/jgBiT_fFu8I)**

### LIBERTY COUNTY FARM LAND – 838 deeded cropland acres:

Also includes 1,976 leased cropland acres. Winter Wheat is being seeded for the 2021 crop. Located 12 miles S of Joplin, MT **\$965,250 (\$1,152 per deeded acre).**

### CHESTER, MT FARM LAND - 600 deeded cropland acres:

also includes 952 leased cropland acres. Some Winter Wheat is being seeded for the 2021 crop. Located along US Highway 2, near Chester, MT. **\$690,000 (\$1,150 per deeded acre).**

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

# FBR

Fort Benton Realty, LLC

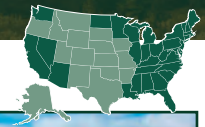
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9 Acres • \$1,500,000 • Park County, MT  
**JOCELYN DRANGE 406.539.0372**

**FRANK LAKE RETREAT**  
226 Acre • \$2,600,000 • Lincoln County, MT  
**DOT ESTEP 406.570.9067**

**LOT 13A LAKEVIEW**  
3 Acres • \$895,000 • Madison County, MT  
**MELINDA MERRILL 406.596.4288 | DOT ESTEP 406.570.9067**

**RED HILL RANCH**  
1,000 Acres • \$3,150,000 • Judith Basin County, MT  
**SCOTT SCHULZ 406.544.8455 | TY HEAPS 406.580.3888**

**342 BENDER RD**  
180 Acres • \$860,000 • Musselshell County, MT  
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**JUST MINUTES FROM BILLINGS, MT!**

**BLUE CREEK RANCH**  
459 Acres • \$3,300,000 • Yellowstone County, MT  
**SCOTT SCHULZ 406.544.8455**

**PRICE REDUCED**

**HIGHWAY SPRINGS**  
72 Acres • \$948,500 • Madison County, MT  
**MELINDA MERRILL 406.596.4288 | DOT ESTEP 406.570.9067**

**KIDD'S MCALLISTER FARMSTEAD**  
47 Acres • \$1,500,000 • Madison County, MT  
**MELINDA MERRILL 406.596.4288 | DOT ESTEP 406.570.9067**



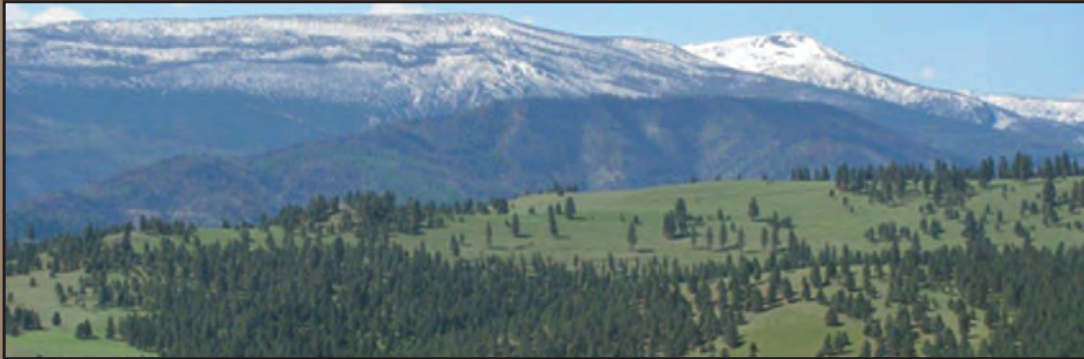


# HUNTERS RIDGE

## 1140 acres in the Bitterroot Valley



*Trapper's Cabin on the 21 acre site, on the Bitterroot River.*



*View west of Lolo and Lolo Peak.*

**Hunters Ridge**, is located between Missoula and Lolo, Mt. The property has approximately one mile of the Bitterroot river frontage and a conservation attached.

**Seven 160 acre parcels and one 21 acre parcel.**

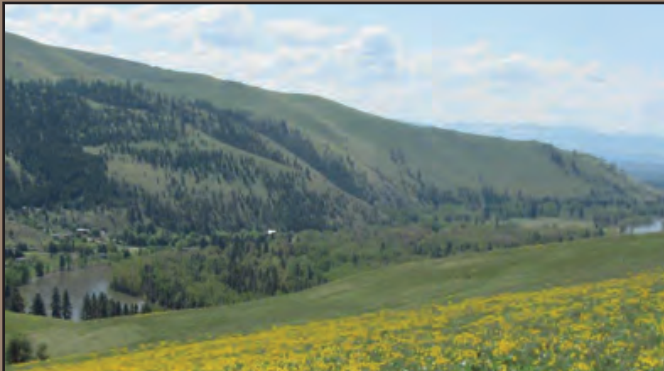
Beautiful views of the valley close to Missoula and Lolo.

Build your dream home in the Bitterroot on a one hundred sixty acre parcel of Montana real estate. Individual lot prices are:

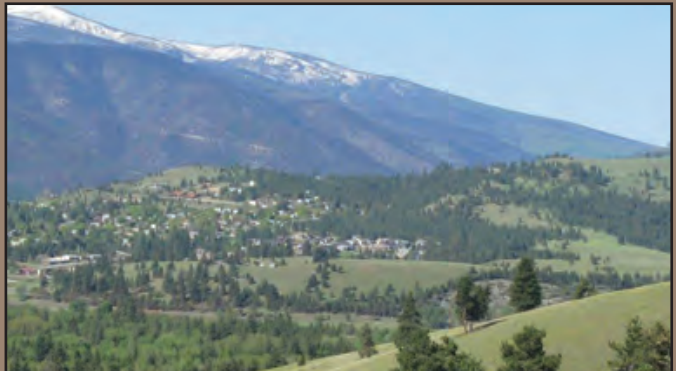
- Lot 1 \$385,000.00 • Lot 2 \$390,000.00 • Lot 3 \$375,000.00
- Lot 4 \$415,000.00 • Lot 5 \$415,000.00 • Lot 6 \$415,000.00 • Lot 7 \$385,000.00
- Lot 12 the 21 ac. parcel is \$395,000.00 or buy the whole 1140 acres for \$3,175,000.00

Hunters Ridge has an abundance of white tail deer, mule deer and elk from time to time. Within walking distance of the Bitterroot for rainbow trout, cutthroat trout and northern pike fishing.

**Call Artie Dorris, Ranch Manager | 406-251-0632 or Cell: 406-239-6156**



*View of the Bitterroot River from Hunters Ridge.*





# PAT SCHINDELE

**406.591.2551**  
**745 Henesta Drive**  
**www.patschindele.com**  
**pat@patschindele.com**



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**00 EAST I ROAD - BALLANTINE**  
**27+/- AC**

Laser level fields easily irrigated, gated pipe. Frontage on East I Road and on Lower Canal Rd. 2 min out of Ballantine / Worden. Fast access to I-94 for commute to Billings. History of row cropping. Excellent soil. Power close by. Additional 26 +/- acres available for sale within a mile of property. Call agent for details! \$185,000



**001 CANE STREET - BALLANTINE**  
**26.9+/- AC**

Adjacent to city limits of Ballantine MT with strong development possibilities. City water and sewer possible, ask agent for details. Level, highly producing quality soil, easily irrigated by gated pipe. History of row cropping. Frontage on paved road, Cane Street. Quick access to I-94 for commuting to Billings. Great investment potential. Additional 27 +/- ac available for sale within a mile of property. Call agent for details! \$259,000



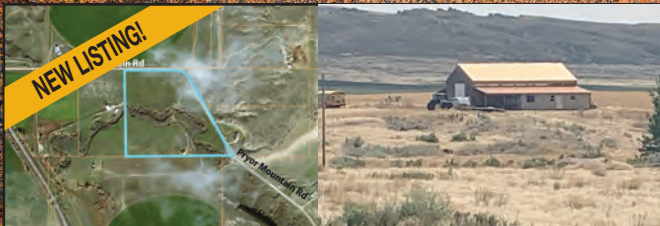
**1984 S 9TH RD - WORDEN**  
**80+/- AC**

80 +/- acres near Worden! 77.062 of crop land. Ask agent for information about irrigation shares. The mobile and out buildings will not stay, septic, well, and power in place for a home site. This sale made up of 2 legal parcels. Call agent for details! \$325,000



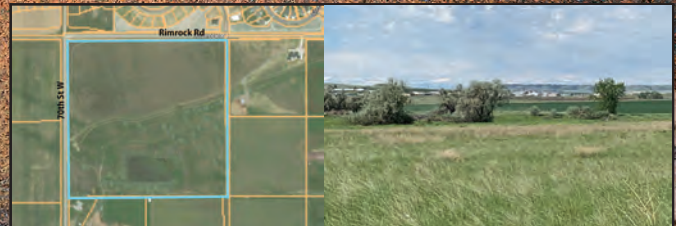
**00A PUMPHOUSE RD - HYSHAM**

Approx. 128 acres of farm ground, some irrigated. Some of the best farm ground found in MT w/ 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! \$576,000



**267 PRYOR MOUNTAIN RD | BRIDGER**  
**37+/- AC - 1 BD - 1 BA - 640 SF**

Unrestricted, panorama views of the Beartooth Mountain Range! 10 acres irrigated w/wheel line included! Balance is grazing land. Completed perimeter fencing is negotiable. Living quarters newly completed. Bridger Creek runs through the property and is live year round (most years). Seller to finish upgrade on creek bridge. 60'x33' shop w/14-ft high door. \$239,900



**00 70TH ST WEST - BILLINGS**  
**40 ACRES**

40 acres of land with great potential for horse property or development located on the corner of Rimrock Road and 70th St West! Irrigation canal runs through the property. Not part of Sunnycove Fruit Farm covenants. Perimeter fenced. This used to be the old water stop for the trains and has history! Possibility of 10 ac parcel sales. Ask agent for details. \$995,000



**00 PUMPHOUSE ROAD - HYSHAM**

Approx. 32 acres of tree line along the Yellowstone River! Many different wildlife species in this area. The Amelia Island Wildlife Management area is adjacent; easy access to a boat launch area. No structures on property. All sales subject to completion of survey and final recording of plat. Call agent for all details! \$320,000



**00 FRONTAGE RD - HYSHAM**

3 +/- AC - RAIL SPUR LINE. An approximate 3 +/- acres parcel along the rail. Secondary spur line adjacent to the property to allow for loading/unloading of rail cars. All sales are subject to the completion of survey and final recording of the plat. Taxes TBD upon final recording of plat. Call agent for details. \$49,900



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**4130-4146 ARDEN AVE - BILLINGS**

CAP Rate 10.84%

Multiple dwellings, sheds, shop, garage. Long-term ownership with good upkeep. Appointment needed to show. \$495,000



Building IV - 2nd Floor

OFFICE/RESIDENTIAL/WAREHOUSE  
\$695,500

BUILDING IV 2ND FLOOR UNIT • 15,846 SF  
21 N 15th St, Billings



LEASED WAREHOUSE/SHOP

\$365,865 8.07% CAP Rate\*

BUILDING I UNIT D

6,949 SF Unit • 1339 Montana Ave, Billings



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\$1,950,000 6.9% CAP Rate\*

BUILDING 4 MAIN FLOOR UNIT

55,146 SF Unit • 15 N 15th St, Billings



LEASED WAREHOUSE/SHOP/HIGH CUBE

\$1,800,000 6.62% CAP Rate\*

BUILDING II UNITS F, G, H

31,071 SF Unit • 1301 Montana Ave, Billings



LEASED WAREHOUSE / SHOP

\$456,598 5.79% CAP Rate\*

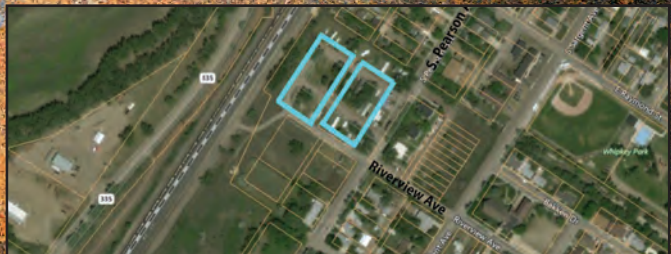
BUILDING I UNIT A/C + YARD

7,441 SF Unit + 2,384 SF Fenced Yard  
1315 & 1327 Montana Ave, Billings



**MOBILE HOME PARK - GLENDIVE**

Whispering Trees (WT) located at 803 E Thrush Ln, 7.54 acres, established in 1978 and has a total of 44 mobile/RV spaces. Treated community water system, 5 seller owned mobiles, 6 seller owned triplex/duplex units. Laundry facilities. Currently a 7.4% CAP rate with room to triple that! Ask Agent for details! Two (2) Glendive Mobile Home Parks in separate locations being sold together. \$625,000



**MOBILE HOME PARK - GLENDIVE**

Riverview (RV) is located at 900 S Pearson, 2.066 acres, established in 1953 and has a total of 54 Mobile/RV spaces, all city services. Laundry facilities. Currently a 7.4% CAP rate with room to triple that! Ask Agent for details! Two (2) Glendive Mobile Home Parks in separate locations being sold together. \$625,000

**\* CALL AGENT FOR DETAILS. APODS AND FLOOR PLANS TO QUALIFIED BUYERS UPON REQUEST.**

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**(406) 698-4600**



**TIM NESSAN**  
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**DICK GROSSKOPF**  
**(406) 860-1512**



**SCOTT R. GROSSKOPF**  
**(406) 861-4558**



**CONTINGENT**

**Lancaster Ranch, Lewistown, MT** At Montana Ranches, I am truly honored to present such a premier grassland ranch with endless hunting and recreational opportunities. 3,590.317 +/- acres, improvements include ranch house, barn, implement shed, & corrals. Never on the market, do not miss out on the Lancaster Ranch! Priced at \$8,257,000. Call Scott at 406-861-4558 for all the details.



**2747 Bozeman Trail, Pompeys Pillar, MT** Scenic Ranch within 30 miles of Billings, Montana! 963 acres with a 3-bedroom, 3 bath ranch-style home with a full basement, an oversized two car garage, set of working corrals and pens. Enough acreage to run a small cow herd or horse operation. Ranch is close to Yellowstone Wildlife Management Area. Lots of room to ride your ponies! Priced at \$1,395,000. Call Jake Korell at 406-698-4600 for personal tour.



**Rocking SH Ranch:** A very productive 178+ acre irrigated ranch located south of Belfry, MT. Half mile of Clark Fork River frontage. 4-bedroom, 2 bath home, indoor riding barn 60'x100', 6 tower 2-year-old pivot & two State Sections with BLM allotment for 44 cow/calf pairs. Excellent recreational opportunities at your fingertips. Just over the ridge from Red Lodge Mountain. Centrally located between Billings, MT and Cody, WY. \$1,395,000. Call Scott at 406-861-4558 for all the details.



**REDUCED**

**Alfred Jordan Ranch:** The Alfred Jordan Ranch is a well-cared for productive farm/ranch operation in SE Garfield County, MT. In the same family for over 50 years. This land has proven to have good, high quality grain yields & excellent weaning weights for calves. 12,527 total acres: 11,572 deeded, 955 State Lease, 6,011 Tillable, 4,944 cultivated, 1,067 improved pasture/hay ground, 5,560 grazing, 300 irrigated ac from Little Dry Water District. Good improvements with 80,000-bushel storage with 2 new 23,000 bu. bins with full floor aeration, \$6,900,000. Call Tim - 406-860-0791. Co-listed with Scott Western Realty.



**69 Teeplees Road, Bridger:** Irrigated farm south of Bridger, MT, off Highway 72. Total of 135 acres flood irrigated all in one block. Older home in need of repair to be livable. No other improvements. Ideal add on acreage. County road frontage for easy access. \$648,500. Call Jake Korell at 406-698-4600.



**Big Horn Farm:** The Big Horn Farm is a large efficient dry land wheat farm located in SW Big Horn County, MT, three miles off I-90 at the Fly Creek Exit which is 30 miles east of Billings. It is a relatively new farm in that it was broke out of sod in the early eighties and developed into a first class 36,000-acre wheat farm. Owners have been producing record yields of winter and spring wheat, corn, safflower, sunflower and pulse crops. 480,000-bushel aerated storage. As one of Montana's largest farms, as well as the only one on the market, Big Horn Farm should be of interest to producers and investors. Focus has been to raise a variety of crops. 120-130 day growing season, 12-14-inch rainfall area. Low snowfall area. \$16,500,000. Call Dick.

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**CONTRACT PENDING!**

### Bay Horse Creek Ranch - \$2,847,000

Beautiful ranch in southern Powder River County, approximately 4367 deeded acres and 900 BLM acres, no buildings. 15 miles off Hwy 59 between Broadus, MT and Gillette, WY. Improvements include two wells, pipeline, and reservoirs. Excellent grazing and great wildlife.



### 314 S. Park Ave. - \$69,000

Commercial building with highway frontage just across from the Cottonwood Park. Excellent sales location. 1,365 square feet of space. Constructed in 1957 but has updates. An antique store was utilizing the location. 12 x 16 storage building on site also.



### 617 acres +/- Volborg, MT - \$650,000

Secluded with amenities! Take a look at this property near Volborg, MT and the Custer National Forest in south-eastern Montana. 617 +/- acres with electricity, phone and county road access. Beautiful area!!



### 417 N Trautman, Broadus, MT - \$135,000

2 bedroom/1 bath home with detached 30' x 36' heated/insulated two car garage. Completely remodeled. This one is a must see! Convenient to schools and downtown.



### 221 E Wilson St. - \$225,000

4 bdr, 2 bath home with heated shop in Broadus. Lots of recent updates. Finished basement. Convenient to downtown and schools.



### 209 S. Park Ave, Broadus, MT - \$55,000

1 bedroom, 1 bath home on .241 acres with a 2 car garage, yard, and small outside storage building. This older home has 672 square feet on the main floor and has a small basement area with 448 square feet. The 2 car garage is 26' x 26'.



### Hilltop Haven Apartments - \$275,000

Three Units, Handicap Accessible  
Has been used as an independent living complex in a community that has no other units of this type.

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**JT Korkow** Broker Associate  
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**Julie Emmons** Sales Associate  
406-853-6900 cell/text

**Ed Gotfredson** Sales Associate  
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**Will Crofutt** Sales Associate  
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**Troy Mills** Sales Associate  
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MILES CITY, MT 59301

## REAL ESTATE

**MONTY LESH 406-853-1523**  
BROKER/OWNER

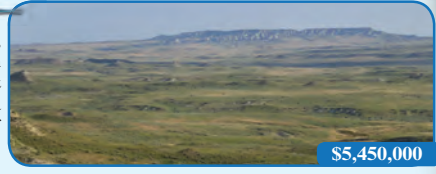
**ROB FRASER 406-853-2066**  
AGENT

**PAT GRAHAM 406-951-1873**  
AGENT

**DIAMOND J RANCH • MILES CITY, MT**



13,530+/- total ac. 10,080 deeded, 1,920 GNP lease, 890 BLM, 640 State. A solid 425-450 head ranch w/excellent winter feed base. 4 wells, pipelines, dams, & Custer creek is seasonal. Ranch has good fences and a new set of steel corrals. Grass condition is excellent. If you are in the market, look no further.



**\$5,450,000**

**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 fence line 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**

**COUNTRY CROSS RANCH • TERRY, MT**



Located in northern Prairie county on the headwaters of the Middle Fork of Bad Route creek, this 3,310+/- deeded acre ranch is prime cattle country. Approximately 2,400+/- acres of native range that is open and rolling to divide country with Ash tree draws provide for excellent cattle grazing and wildlife habitat. The ranch has 910+/- acres of hay land and tame pasture to compliment the native grass and provide for winter feed needs. Livestock water is provided by (6) wells, electric, mobile solar plant and windmill. There are several dams on the property as well as several undeveloped springs along the divide. The ranch is perimeter and interior fenced with 3 and 4 wire fences. The owners have also used electric fence to manage grazing in some pastures. The owners rate the ranch at 125-150 AU.



**\$2,300,000**

**INDIAN CREEK RANCH • BRUSETT, MT**



35 miles northwest of Jordan, Montana. 2,733 +/- deeded acres. 3,271 +/- BLM, 640 acres State of Montana Lease. If you are looking for a hunting ranch, this is it. 4 miles east of the CMR and UL bend of Fort Peck Lake in the 700 district. Elk and Mule Deer live and roam here. Big valley's and ridges, classic Missouri River Breaks country. The ranch is owner rated at 180 Animal Units, with hay and crop ground for feed production. 5 + miles along Indian Creek provide for good grazing and feed production. Livestock water is from an artesian well with pipeline and reservoirs. The ranch is cross-fenced, with primarily 4-wire fences, in average to good condition. Call or email us for a brochure and maps.



**\$1,900,000**

**SPRANDEL FARM • TERRY MT**



The Sprandel Farm is an outstanding opportunity to acquire a productive, well maintained irrigated farm with a great locality, beautiful aesthetics, and hunting/fishing amenities. The farm is easily accessed from I-94 on a paved frontage road and 23 miles from Miles City, the eastern Mt trade center. 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.



**\$1,395,000**

**PUMPHOUSE ROAD • HYSHAM, MT**



Irrigated farm, grass land and building site located north of Hysham MT. 93.93+/- deeded acres. 64.23+/- acres flood irrigated, 28.3+/- acres of grass pasture and 1.4+/- acres building site. Hunting is excellent for pheasant, geese and whitetail deer. This farm is in close proximity to the Yellowstone river and the Amelia Island access area. A 2005 16X80 mobile home for living. City water service to the farm for the residence and a new septic system installed 2018.



**\$410,000**

*If you would like to discuss the market and are considering buying or selling real estate, call us.  
Licensed in Montana and North Dakota*

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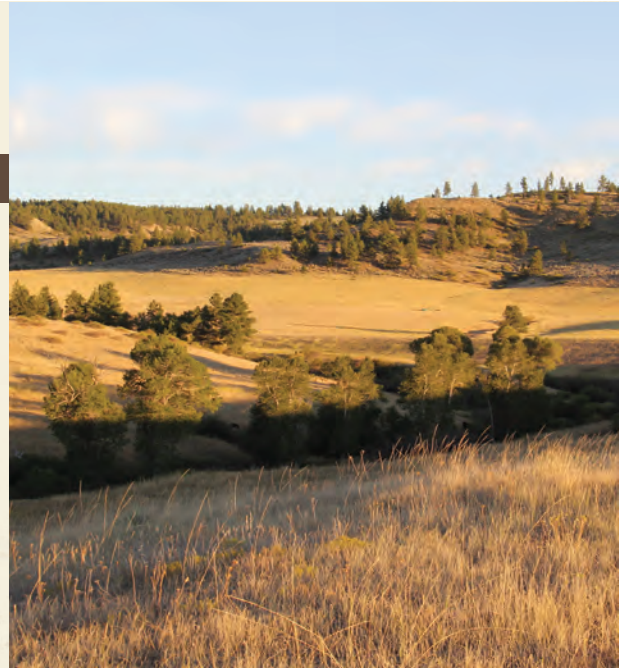
**Mark Norem**  
REAL ESTATE BROKER

MONTANA, IDAHO, WYOMING, OREGON, NORTH & SOUTH DAKOTA

**NEW LISTING**

**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**



**BELLAMY, 4TH OF JULY CREEK RANCH  
SALMON, IDAHO**

**BORDERS US FOREST**

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 1/2 miles off of Hwy 93). The Bellamy's tranquil +/- 358 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. **PRICE: \$1,950,000**

[www.MarkNorem.com](http://www.MarkNorem.com)

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MONTANA, IDAHO, WYOMING, OREGON, NORTH & SOUTH DAKOTA

**Mark Norem**  
REAL ESTATE BROKER

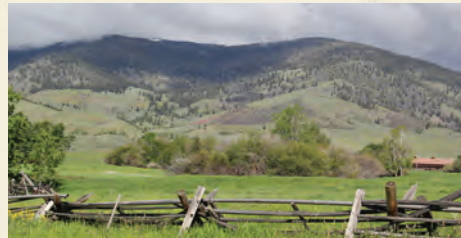
**FINEST SPORTING RANCH AVAILABLE**

**LITTLE EIGHT MILE RANCH ON THE LEMHI RIVER LEADORE, IDAHO**

- 9,303± deeded acres, 65,919± leased acres, totaling 75,222± acres
- Over 21 miles of live water, including 10.5± miles of private, world class angling on the Lemhi River
- Capable of running 1,100 AU's on the Public Land Allotments and Leases that correspond with the USFS, BLM and State grazing permits the current owner holds
- Feedlot to feed and finish produce to 250 head of calves
- 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 arena 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**

co-listed with Fay Ranches



**EDWARDS MOUNTAIN SPRINGS RANCH SALMON, IDAHO**

**JUST LISTED, ADDITIONAL CAPACITY**

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. 1,865+/- deeded acres, 74,500 USFS and 1,669 acres BLM summer grazing "out the gate." Approximately 962 +/- acres irrigated by pivot, wheelines and flood. Privacy, spectacular, uninterrupted views, private lakes, ponds and spring fed creeks, plus elk, mule deer, upland birds and waterfowl. Tremendous, once in a lifetime opportunity.

**PRICE: \$5,400,000**

**Family member has 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

Unheard of opportunity to increase the capacity of the Ranch by nearly 75%.

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406-360-5860



**David Passieri**  
REALTOR  
406-370-6500



**Jill Ursua**  
BROKER  
406-240-8386



**Lisa Frost**  
REALTOR  
406-407-4778

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**32178 ASHLEY LAKE ROAD**

60-Acre turn-key irrigated grass hay & pasture- land plus newer ranch style 3 bd/3bth home. Single level living with vaulted ceilings in living room, Quadra Fire Wood stove, tile, laminate & carpet. Attached oversized insulated, sheet rocked & heated garage with mechanical room & ample storage/workshop area. Laundry/mud room with 3/4 bath. Open kitchen, dining & living room. Very productive 40'x120' organic gardens with drip system. Strawberries, raspberries, blueberries, sour cherry, plum, apple & black walnut trees. Corrals, 30 x 24 metal shop, 12' OH door, concrete floor plus 3 bay machine shed (30x36) ideal cattle set up. Includes 4 wheelines, dual pumps & handlines. Large MBdrm with on suite. Office, 2 decks, one is covered, Mission Mountain Views & good fencing, landscaped yard.

**MLS#22001317 \$595,000** | Call Trudy Samuelson 406-360-5860



**314 DIAMOND STREET**

Vintage character with modern updates! This beautiful 1930's home on almost a 1/4 acre is brimming with idyllic charm. Tall ceilings on the main floor with crown molding, bay window in the formal dining area, roomy kitchen with all new flooring & counters. Main floor full bath with original stained-glass window. Mud Room/laundry area and entrance from the spacious backyard; includes a detached garage and a kennel. The Country-Style porch overlooks a private garden patio, surrounded by mature trees & perennials; just needs a loving hand to spruce up. Updates include electrical, windows, newer & updated roof, flooring, interior/exterior paint & more. Within walking distance to all the small-town amenities.

**MLS#22014709 \$229,000**  
Call Lisa Frost 406-407-4778



**41753 ADDY LANE, RONAN, MT 59864**

This property has the Montana WOW factor. From the minute you drive in the driveway, lined with pine trees and new smooth wire fence for the horses, the view is entrancing! The cedar sided home stands out on a property impeccably cared for. Enjoy vaulted ceilings, log accents and high-end fixtures.

**MLS#22016448 \$675,000**  
Call Jill Ursua 406-240-8386



**LOT 2 HERAK ROAD**

MONTANA WONDERLAND! Water, productive irrigated land & huge 360-degree views. The large pond is uniquely situated to capture the Mission Mountains. Bordering federal & state wildlife refuges. Geese, Trumpeter Swans, Ducks, phenomenal Bass fishing, hiking trails & wildlife viewing. Wheeline, buried mainline and 20 H.P. w & pump included. Ready to build, septic approved. See MLS#22003164 for additional 38.69 contiguous ac available to the north.

**MLS#22003165 \$162,300**  
Call David Passieri 406-370-6500



**24866 TULE VALLEY LANE**

EXCEPTIONAL 10 ACRE PROPERTY! Super location, fabulous view of Gray Wolf Peak. Just 20 minutes from Missoula. 10 ac is just enough land to enjoy the country lifestyle.

**MLS#21909685 \$147,5000**  
Call Jill Ursua 406-240-8386



**NHN ASHLEY LAKE ROAD**

158+ Pivot sprinklered acres. Zimmatic pivot was newly installed in 2006. Massive 360-degree views of the mountains & valley. The rolling & Level terrain offers a dynamic property to support a theme of farmland, grazing land and/or a new stunning residential subdivision. Quality perimeter fencing. NO COVENANTS! Fiber optic ready.

**MLS#22010257 \$838,500**  
Call David Passieri 406-370-6500





**56 Bass Lane, Fort Peck**



2.25 Acres on N. Rock Creek. Beautiful custom built home & shop with over 7900 SF. Geothermal heated & cooled. Easy lake access!  
\$849,000 | MLS #302557

**97 Walleye Way, Fort Peck**



.36 acre on N. Rock Creek. Beautiful 4500 SF home with 1500 sf family/entertaining room. 2 shops provide plenty of storage for all the lake toys!  
\$675,000 | MLS #310717

**7380 Jellison Rd, Billings**



34 acres with 3500+ SF of living space overlooking Billings with stunning views of the Yellowstone River Valley below. Vaulted ceilings, rock fire place, walk-in safe room are just a few elements to this amazing property.  
\$719,900 | MLS #307713

**2857 N. 14th Rd, Worden**



Remodeled ranchette sitting on 42.5 acres adjacent to Yellowstone River fishing access! Custom alder kitchen, 30x50 shop, corrals, loafing shed and irrigated pasture make this property a must have!  
\$579,000 | MLS #308743

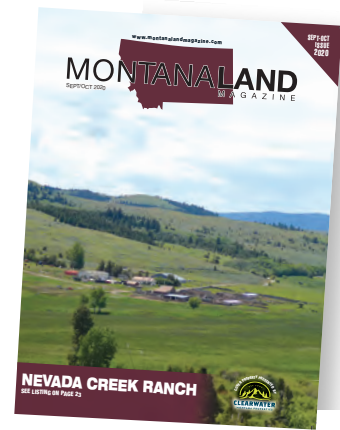


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THE MONTANA Land Magazine is published five times yearly: March, May, July, September & Winter. To receive The MONTANA Land Magazine for the next five issues, the cost is \$25.00. (Or \$60.00 Outside the USA or for First Class Handling)

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The MONTANA Land Magazine is published March, May, July, September & Winter each year. For advertising information, rates, deadlines etc., please fill out the coupon below.

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#### 0 GATES, COLUMBUS, MT 59019

Interstate Frontage with signage. 3.57 acres located just north of Columbus on I90. Lot is currently used for an operating RV Storage business with 7 current rentals. There are 65 spaces; 30 pull thru at \$50/mo & 35 back in at \$40/mo. Location is ideal for any enterprise that has a need for exposure along the interstate. Acreage has been leveled and graveled with perimeter security fence. Electric to the tract with video surveillance system installed.

Beartooth Mountain Views. One of the few improved interstate frontage tracts. ML# 305825 \$219,900

**JOYCE KELLEY 406-780-1371**



#### 1515 STILLWATER RIVER RD, NYE, MT 59061

Beehive, MT is the setting for this 2 bedroom, 1 bath bungalow apart from the rest. Main level has front enclosed porch entering in to the living room with fireplace and dining area into updated, country kitchen with 2 old fashioned wood stoves and center island. Bathroom is designed from pine doors and heavy duty beams that add to the character including the tile and river rock shower with glass blocks. So many new upgrades to this home. .5 mile away from public access to the Stillwater River. ML# 309016 \$159,000

**JOYCE KELLEY 406-780-1371**



#### LOT 10 ASPEN WAY, ROSCOE, MT 59071

East Rosebud Valley home site south of Roscoe. Lot is located just a short distance up the Canyon in the small, secluded Rosebud Ranch Subdivision. Aspen trees and pines cover the lot. In close vicinity of the Custer Gallatin National Forest for hiking and hunting and the East Rosebud River for floating and fishing. Imagine your summers in this incredibly blissful location or a fall hunting base camp. Lot is .5 acres and along a culdesac. Power is in the road. Good wells in the neighborhood. East Rosebud Valley is one of the most spectacular locations within Montana. ML# 303524 \$64,900

**JOYCE KELLEY 406-780-1371**



#### 6 UPPER FLAT RD, COLUMBUS, MT 59019

Main level living with 3 bedrooms & 2 baths, living room & family room w/double door entry. Bedrooms w/walkin closets. Galley Kitchen, laundry room, master bedroom, outside entrance from bathroom to breezeway. Breezeway extends from the house to the detached garage for entertaining & protection from weather. Views overlooking the pond & the Yellowstone River Valley. Detached 26'x40' garage/shop insulated & heated w/a 10'x22' addition for storage. A separate 12'x20' shed on property. The 1/4 acre swimming and irrigation pond w/inlet & outlet during irrigation season. ML# 311328 \$318,000

**JOYCE KELLEY 406-780-1371**



#### 3379 HWY 78, ABSAROKEE, MT 59001

Majestic Beartooth-Absaroka Mtn. views from this Stillwater River Valley Ranchette on 20 acres with NO RESTRICTIONS. Two accesses off Hwy 78 (1 Asphalt) provide subdivision potential. Excellent horse property includes a 5 stall barn w/alleyway, squeeze chute, tack room, storage, hay & calving shed. Well w/frost-free stock water & separate power. Crossed fenced with two corrals. Ditch rights w/water saving gated pipe irrigation system. Hay potential of 35 Ton. Home has 16 gpm well. Minutes away from the Beartooth-Absaroka National Forest and Stillwater River. ML# 302558 \$695,000

**JENNIFER FRANCE 406-321-2071**



#### LOT 204 & 205 ARROWHEAD RIDGE RD COLUMBUS, MT 59019

Breathtaking views of the Beartooths, Crazy Mountains and Yellowstone River Valley from this 40 acre parcel. Abundant wildlife and room to grow on this property with several good building sites and end of the road privacy. Subdivided into two 20 acre parcels. If you want to get away from it all, this is the property for you. Yellowstone River access through common area. ML# 310708 \$64,900

**JENNIFER FRANCE 406-321-2071**



#### 8 HENRY ST, ABSAROKEE, MT 59001

Escape the city to this perfect retreat w/no restrictions on 2.5 acres. Custom built raised Isle home w/massive 2,064 sqft shop that has 8x8 & 16x10 garage doors, custom powder coated cabinets, surround sound, LED lighting, built in shelving, air lines, 220 service, commercial floor drain & gas heater. Bonus room w/bath plus a large storage area. Flawless craftsmanship throughout the home with unique features including massive beams, iron accents, Alder doors & trim, beautiful tile work, gas fireplace & custom lighting. Fenced garden area w/shed & covered patio. ML# 306009 \$495,000

**JENNIFER FRANCE 406-321-2071**



#### 4 W 1ST N, COLUMBUS, MT 59019

The Jacobs house is a historical landmark listed on the National Register for Historic places. The home is full of charm & character still bearing the intricate carvings of Jacobs including a carved lions head which functions as a downspout. Brazilian cherry hardwood stairs, floors, doors & trim. Hickory kitchen cabinets, designer appliances, copper metal roof, 4 car garage & RV port & a covered patio with timberweld beams & pine ceiling. Income opportunity with basement becoming possible rental. ML# 307542 \$475,000

**JENNIFER FRANCE 406-321-2071**



#### 00 O'DARE, COLUMBUS, MT 59019

Several pretty building sites on this property with Yellowstone River views. Mix of trees, rolling hills, level ground and grassy areas. Wildflowers, turkeys, & deer dot the property. Homeowner access to the Yellowstone River.

ML# 302648 \$36,000

**JILL EXNER 406-321-0832**



#### 0 NORTH FORK EAGLE MOUNTAIN RD COLUMBUS, MT 59019

Pretty 20 acre parcel in desirable Eagle Mountain just 3 miles West of Columbus. Several building sites to choose from with views of the Beartooth Mountains. Community water system available for you to connect to or drill your own well. Privacy, yet in minutes you can be to town or on I-90. ML# 302529 \$67,000

**JILL EXNER 406-321-0832**



#### TBD HAYSTACK COULEE

40 acres with very minimal restrictions, no HOA, and borders 640 acres of state land. There are very few of these lots that come up for sale. Would be a great property for all, dream home site with acreage, camping, recreating, or a get away cabin. Many elk, deer, turkeys, and other wildlife in your back yard. Seasonal runoff stream on the back half of the property and views of the Yellowstone River. You don't want to miss your opportunity on this property. ML# 307153 \$130,000

**SEAN RUSSELL 406-321-2101**



#### 338 69TH ST W, BILLINGS, MT 59106

Great West end lot and location for your new home with over 6.5 acres and minimal restrictions. Plenty of room for your shop, horses, and other hobbies with views and privacy. Power on 69th St W and lot will need cistern and septic. You don't want to miss your chance at this lot. ML# 309026 \$104,000

**SEAN RUSSELL 406-321-2101**



#### 2390 BLUE CREEK RD, BILLINGS, MT 59101

5.5+/- Acres located just south of town with highway frontage zoned R-15000 ready for your new home or investment ideas. No covenants or HOA with city water and sewer in the street. Very nice location and minutes to downtown.

ML# 303840 \$210,000

**SEAN RUSSELL 406-321-2101**



#### TRACT 4A ROBERTSON DRAW BELFRY, MT 59019

Breathtaking views surround this 30 acre property. Enjoy hiking, hunting, fishing, and solitude with easy access just 1 mile off highway on well-maintained road. Bordering BLM Land, build your cabin get-away or your dream home on the hill with 360 degree views or tuck it behind the hill for privacy and enjoy the views of the Beartooth Mountains. Custer National Forest is nearby and Clarks Fork of the Yellowstone fishing access is off Robertson Draw Road. Red Lodge is over the hill and the Beartooth Highway which has seasonal access to Yellowstone Park. ML# 302467 \$44,900

**TRISTA MEIER 406-591-5601**

# RANCH ON THE MISSOURI

- 8 MILES FROM FORT BENTON
  - 4 MILES MISSOURI RIVER FRONTAGE
  - 180 ACRES IRRIGATED (1908 RIGHTS)
  - END OF THE ROAD
  - 45 MIN TO INTERNATIONAL AIRPORT
  - MAJOR WATERFOWL FLYWAY
- 4,243 ACRES  
\$2,650,000

OWNER HAS COUNTED OVER 200 DEER AT ONE TIME FROM ONE SPOT. THIS RANCH IS ABSOLUTELY LOADED WITH WILDLIFE! IT IS COMMON TO COUNT OVER A THOUSAND DUCKS AND OVER A THOUSAND GEESE DURING THE FALL MIGRATION. PHEASANT HUNTING IS ALSO PHENOMENAL. IF YOU ARE LOOKING FOR A SHOOTING PROPERTY IT DOESN'T GET BETTER THAN THIS! WALLEYE FISHING IS HARD TO BEAT AS WELL.



PHEASANTS - DUCKS - GEESE  
DEER - WALLEYE

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NEW LISTING



### Rolling Prairie Ranch

14,000+ acres of Montana hard grass country with a small set of improvements including irrigated hay base on the Musselshell River. The ranch is very well fenced with new pipelines and well currently being put in. Couple of sections of fresh breaking and winter forage planted. Stand alone unit or excellent addition for a large producer. \$7,850,000.00

NEW LISTING



### 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

PRICE REDUCTION



### Clear Creek Ranch

120 Acres in a secluded valley near Red Lodge with Clear Creek running down the middle. 3,000 sq.ft. executive home with good outbuildings for all your toys. 2 spring fed ponds stocked with Kamloops as well as good fishing in Clear Creek. Price reduced to \$1,245,000.00

## Additional Properties for Sale:

Yellowstone River Ranch #119 – 20 acres west of Columbus with Yellowstone River frontage - \$129,000.00

Rimrock Vista Tract 30 – 20-acre parcel north of Laurel with fantastic views up on the rims - \$169,000.00

Rimrock Vista Tract 29 - 20-acre parcel north of Laurel with owner financing available - \$189,000.00



MARVIN BROWN • RON SHOEN

1430 Country Manor Blvd., Ste 5  
Billings, Montana 59102

Ph. (406) 259-6666  
Fax (406) 259-2133

www.rockymtnranch.com • info@rockymtnranch.com



# PREMIER

LAND COMPANY

NEW LISTING



### THREEMILE TABLE RANCH

The Threemile Table Farm is 15 miles northwest of Glendive, MT on a spanning plateau known as "Threemile Table." This property encompasses a contiguous 1,537 deeded acres, of which over 550 are tillable and currently leased out to a long-time tenant. The remaining acreage consists of rolling grass hills and ash coulees that break from the table to the drainages below.

**1,537 ACRES**      **\$1,100,000**

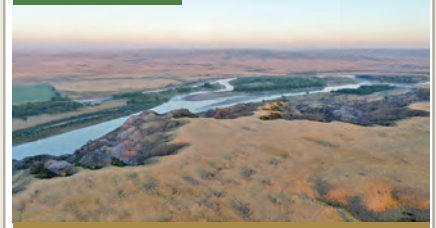


### TUMBLEWEED RANCH

A third-generation family reputation outfit located just south of Montana's Hi-Line, between Conrad and Shelby. A well-diversified farm and ranch with an excellent mix of pivot irrigation, wheel line irrigation, dryland farm ground, native range and improved pasture.

**2,131 ACRES**      **\$5,600,000**

NEW LISTING



### BADLANDS BLUFF RANCH

One will embrace the sun as it wakes the landscape each morning, and watch it settle each evening from the walk around porch on the 2,337 sq. foot home. Rising 200 feet above the bountiful Yellowstone River, the property consists of 454 deeded acres in two parcels. The adjoining 404 acres state lease also transfers with the property. Several game animals frequent the property, including Mule deer, antelope, pheasants, Sharp Tail grouse, and a variety of small game.

**858 ACRES**      **\$800,000**

## AMAZING OPPORTUNITY TO OWN TWO ADJACENT PROPERTIES!

SOLD



### EAST FORK RANCH

Never before offered for sale, the East Fork Ranch sits 20 miles south of Lewistown, Montana, providing access to 4.5 miles of national forest, multiple creeks and productive meadows. World class elk and deer, along with upland bird hunting can all be found on the ranch.

**7,319 ACRES**      **\$14,250,000**

SOLD



### BUFFALO CREEK RANCH

Embrace the views and sounds of Buffalo Creek while sitting on the back porch of your newly remodeled 5,600-square-foot log home. This secluded 1,673 acres incorporates dramatic views, production, private creek frontage and tremendous recreational opportunities.

**1,673 ACRES**      **\$5,500,000**



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✉ Info@PremierLandCompany.com

🌐 PremierLandCompany.com



NEW

## DANIELS RANCH

Huge Development Potential. The Daniels Ranch is located approximately 4.5 miles straight north of Billings, Montana's largest city. This is a unique offering, with the ability to purchase a total of 850 acres, or split the ranch into two individual parcels comprising of 390 deeded acres in parcel 1, and 460 acres within parcel 2.

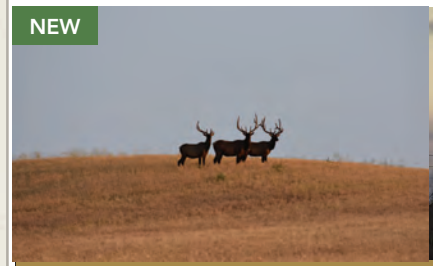
**850 ACRES**      **\$1,369,800**



## TIERNEY RIVER RANCH

Enjoy the beauty and tranquility of this wildlife haven while trout fishing on two miles of privately owned Musselshell River frontage. The Tierney River Ranch encompasses approximately 1,369 acres just outside of the quaint town of Harlowton, Montana. Waterfowl, whitetail, mule deer and upland bird hunting are plentiful on this sportsman's paradise!

**1,369! ACRES**      **\$1,599,000**



NEW

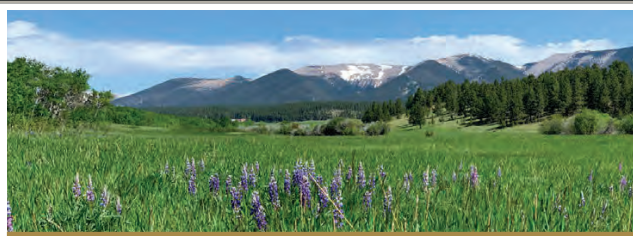
## THE BREAKS RANCH

The Breaks Ranch consists of 1,060 deeded acres north of Winnett, MT. Located in the famed 410 hunting district, this property provides prime recreational habitat with grassy draws, multiple spring fed reservoirs, and over 400 acres of cultivated ground providing an excellent food source for wildlife.

**1,060 ACRES**      **\$950,000**

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## FEATURED LISTINGS



## BIG SNOWY MOUNTAIN RANCH

This ranch provides it all. Large aspen stands along four miles of Merrill's Spring Creek, excellent range conditions and open meadows meandering through heavily timbered draws leading up to a backdrop unlike any other currently offered on the south side of the Big Snowy Mountains. The ideal setting to harvest giant elk, mule deer, whitetail deer, bear and upland birds.

**9,020 ACRES**      **\$12,500,000**



## THE EAGLE NEST RANCH

The Eagle Nest Ranch encompasses 5,113 acres along 2.6 miles of the Yellowstone River. This stretch of river between Livingston and Columbus is known for its excellent fishing. Multiple back channels, ponds, and 240 pivot irrigated acres, provide an ideal setting for excellent duck, goose, pheasant, and whitetail hunting, while the higher elevations have consistently produced heavy populations of elk and mule deer.

**5,113 ACRES**      **\$5,750,000**





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**NICHOLIA CREEK RANCH  
 BEAVERHEAD COUNTY, MT**

11,000 foot peaks with four trout streams is what you find on this 3400 acre ranch. Large herds of elk, both species of deer, moose, antelope and sage grouse are just part of this wildlife paradise. Some of the finest fishing in South Western Montana can be yours without crowds and outfitters. The ranch has modest improvements and is ripe for a conservation easement adjacent to a private 13,000 US Forest grazing lease. The ranch will produce great annual income with summer cattle grazing. **\$5,600,000** Jim Espy 406-661-3122



**BIG HORN RIVER FARM,  
 BIG HORN COUNTY, MT**

For the sportsman or the farmer this 206 acre farm has outstanding income and exceptional hunting, fishing and water recreation. The property has 190 acres of flood irrigation and has been used as a registered seed operation. The irrigated land is loaded with pheasants, ducks and geese. And is adjacent to islands in the braided portion of the Big Horn River. The river is world renowned for huge Rainbow and Brown Trout and some of the best water fowl hunting in Montana. **\$1,000,000** Contact Jim Espy 406-661-3122



**YELLOWSTONE MEADOW RANCH  
 ROSEBUD, MT**

This property has been managed for huge Whitetail bucks, mule deer, pheasants and turkey. The habitat is perfect with 732 acres of irrigated land and the balance of the 1567 total acres are river bottom and a few rough breaks. Improvements include a beautiful 2947 sq ft home/lodge, four large sheds, barn with corrals and feed lot. If it cows you want, much of the irrigation is planted to a pasture mix with a high carrying capacity. **\$3,600,000** For more information or showings call Edward 360-202-4480 or Jim 406-661-3122. Co-listed with Colorado Land Investments I, LLC



**HUNTERS PARADISE, FORSYTH, MT**

If you love ranching and farming and hunting as much as you love your wife, this 3652 acre ranch is a must see. There are 561 acres of dryland farming and the balance is range. There is a nearly new 3900 square foot home of the finest quality numerous sheds, barn and grain bins. Wildlife includes mule deer whitetail deer, antelope, pheasants, sharp tailed grouse and Canada Geese. The property is located close to the town of Forsyth and only 100 miles to Billings the largest city is Montana. **\$4,000,000** For more info or showing contact Ed 360-202-4480 or Jim 406-661-3122 Co-Listed with Colorado Land Investments I, LLC



**REHBERG RANCH LAND &  
 LIVESTOCK BILLINGS, MT**

If you have ever dreamed of owning a large ranch on the edge of the biggest city in Montana, this 1475 Acre property is a must see. It has multimillion dollar homes at IRONWOOD just a stone's throw from the southern border. Two paved highways join the ranch on both the West and East edge of the ranch. Two State of Montana Grazing Sections add an additional 1274 acres for a total land holding of 2749 acres. There are two wells on the deeded land and a two springs and a well on the State Lease. If you are looking for an investment or just want grass for cattle, don't pass on this great development property. If you like to hunt or recreate you will find both White Tail and Mule deer (big bucks), antelope, turkey, grouse and prairie dogs. This property is priced to sell at **\$1,850,000** Please contact Jim Espy 406-661-3122 or email [jim@ranchmartinc.com](mailto:jim@ranchmartinc.com) Website [ranchmartinc.com](http://ranchmartinc.com)



**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



**TWO RIVERS RANCH, CUSTER, MT**

Can you imagine owning a property with two famous Montana Rivers? That is what you get on this 250 acre ranch located at the confluence of the Yellowstone River and Big Horn River. The property has about 3/4 of a mile of frontage on each of the rivers. 63 acres are irrigated from a pump on the Big Horn. Beautiful ponderosa pines, sandstone rimrocks and large cottonwood trees are habitat for deer, pheasants, water fowl and occasional elk. Improvements include a modest 2 story home, heated shop, small corrals and grain storage. This the location of the first settlement in 1810 in Montana and is steeped with history with names of Manual Lisa and Colter. **\$1,500,000** Jim Espy 406-661-3122 or [jim@ranchmartinc.com](mailto:jim@ranchmartinc.com)



**MUSSELSHELL RIVER RANCH,  
 ROSEBUD COUNTY**

This all around property has about everything the small rancher/farmer could ask for. There are over 1200 acres with 265 acres irrigated, river frontage, lots of wild life and close to town. There is a nearly new pivot and flood irrigation with gated pipe on a ditch. There are also water rights on the river with an electric pump and gated pipe, plus 50 acres of dry land farming with enough water rights to irrigate it and other land. Improvements include a large 3 bed room home and a mobile home, a huge indoor arena/livestock barn, feedlot, and a long concrete bunk system. Also included is a gravel pit with a large pile of gravel ready for sale. There is a full line of modern equipment and 400 ton of 2019 hay that can be purchased if the new owner is interested. **\$1,650,000** For more information and showing please contact Jim Espy 406-661-3122 [jim@ranchmartinc.com](mailto:jim@ranchmartinc.com)



**1277 MONTANA HIGHWAY 200 S GLENDIVÉ, MT**

This property is located a 1/4 mile off Highway 200 S and 10 miles outside of Glendive, MT. There are a total of 160 deeded acres of which 45 acres are made of wandering creek bottom, scattered groves of trees and pools of water. 65 acres of the property has been previously hayed for winter feed that can be stored in the properties 60x80 pole barn. The barn has nice horse stalls, chicken coop, small corrals and well watered throughout. The property is rounded out with a great home and two car garage. Contact Ed Weidenbach 360-202-4480 [ewidenbach22@yahoo.com](mailto:ewidenbach22@yahoo.com) **\$525,000**



**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, Yellowtail Dam and Big Horn Mountains are right out your door. **\$990,000** Contact Marc 406-855-0558 or Jim 406-661-3122



**So. Musselshell Rd • Musselshell, MT**  
**\$1,100,000 • ML #299826**



- 1045 Deeded Acres
- Excellent Grassland & Timber
- Great Hunting for Big Game (Elk, Mule Deer, Whitetail Deer), and Upland Birds.
- Perfect Homesite with Artesian Well.
- Two Live Creeks.
- 25 miles to Roundup; 73 miles to Billings.

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



- 800 Deeded Acres. • Perfect vacation ranch.
- U.S. Forest Service on three sides
- 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.

**Checkerboard Inn and Resort**  
**\$390,000 • ML #282169**



- Four Season Mountain Range Resort
- Spectacular Central Montana location
- Fishing, Hunting, Biking, Hiking
- FULL LIQUOR, lodging, Purveyors, Gaming, & Fuel Sales Licenses
- One of the oldest vacation resorts in MT.

**Montana Grass Ranch**  
**\$9,299,000 • ML #302490**



- 25,480 Acres
- Premier Productive Grass Ranch
- Good Stock Water
- Good Cover from Sun/Storms
- Excellent hunting on the ranch; trophy hunting and fishing on nearby Charles M. Russell Game Range
- Nice set of improvements

**4600 Alkali Creek Rd • N.W. Billings, MT**  
**\$249,500 • ML #311573**



- 12 Acres
- Several building sites w/views.
- Borders State Land.
- 15 Min. downtown Billings.
- Zoned up to 4 horses.
- Good wells in the area.
- Paved Hwy access
- Beautiful ranchettes in the area

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### BOYD RANCH

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! Price Reduced! Now \$12M



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### The Lazy Y K Ranch on the Tongue River

Ashland, MT | \$10,750,000



The Lazy Y K Ranch on the Tongue River is a true, big Eastern Montana Cattle Ranch. Big open skies, with the clouds right off a Charlie Russel painting.

- 17,144+/- Total Acres
- 14,565+/- Deeded Acres
- 1,887+/- BLM Lease
- 692+/- State Lease
- 500 + acres are irrigated out of the Tongue River. Of which, a little over 400 are under 7 pivots.
- 7+ miles of the Tongue River runs through property.
- Main Home: 2,030 sq.ft.; 3BD/2BA; Full Basement
- The "Lodge": 2BD/2BA; Loft; Geo-Thermal Heating
- House #3: 3BD/2BA Manager House
- 50' X 26' Insulated Heated Shop
- 90' of Machine Storage in lean-to
- Top notch recreational opportunities: Trophy Elk, Trophy White-Tail & Mule Deer, several species of fish, waterfowl, and pheasants.

### Yellowstone- Boulder Divide Ranch

Big Timber, MT | \$3,100,000

**PENDING!**



If you have ever wondered what being on top of the world feels like, the Yellowstone-Boulder Divide Ranch can show you just that. Aptly named, the ranch sits on the divide between the Yellowstone River and Boulder River. With breathtaking views of the Crazy & Beartooth Mountain ranges and an elevated view of the Yellowstone River drainage, you will never want to leave.

- 1,260+/- Deeded Acres
- Borders State Land Section
- Two Custom Built Homes
- Elk, Mule Deer, Whitetail, Antelope, Hungarian Partridge, Grouse, Black Bear hunting opportunities
- Two developed springs; Year round creek
- Connected to grid w/ back-up generator

### Pick Ranch

Boyd, MT | \$1,475,000



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

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



**Logan Todd**  
406.930.3673



**Mary Ann Duffey**  
406.930.6607



**Greycliff Ranch**  
Greycliff, MT  
\$4,575,000

- 1,580+/- Deeded acres
- Excellent irrigation
- Historic water rights
- 2 Homes on the property and several outbuildings
- 15 Minutes from Big Timber
- Yellowstone River frontage



**Call us today to see how this place could pencil!**

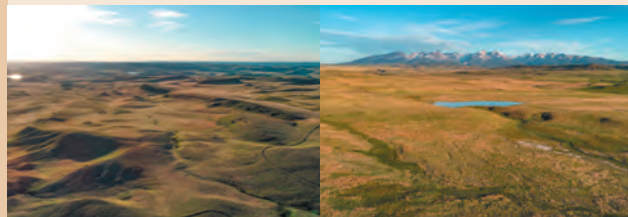
**Fallon Farm**  
Fallon, MT  
\$1,100,000

- 331+/- Total deeded acres
- 195+/- Irrigated; 2 Valley pivots; some flood irrigation
- Yellowstone River frontage
- Cell Tower lease
- Artesian well
- Cattle feeding facility and barn



**Crazy Mountain View Parcel**  
Big Timber, MT  
\$594,000

- 360 +/- Acres
- Beautiful Views of the Crazy & Beartooth Mountains
- Near Boulder and Yellowstone River Access
- Near Forest Service Access
- Seasonal Pond and Seasonal Irrigation



**TBD South Frontage Road**  
Big Timber, MT  
\$275,000

- 61+/- Acres
- Just outside of town
- 2 Parcels
- Residential Zoning
- Historical water shares used for irrigation



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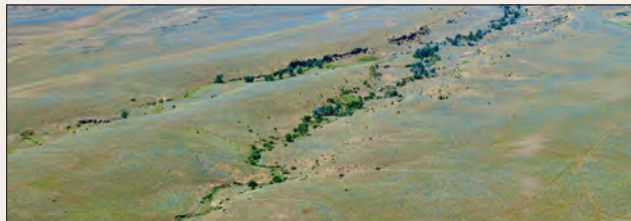
## CLARKSFORK VALLEY PROPERTIES



### Edgar Farm Pasture

Approx. 2,067 acres plus 400 acres of BLM. 909 acres of Farm ground and the balance is pasture. Ample water for livestock with 2 drilled wells and 2 reservoirs, pipelines and stock tanks. Several miles of new fence. Perimeter fenced and crossed fenced. Set of corrals and two outbuildings.

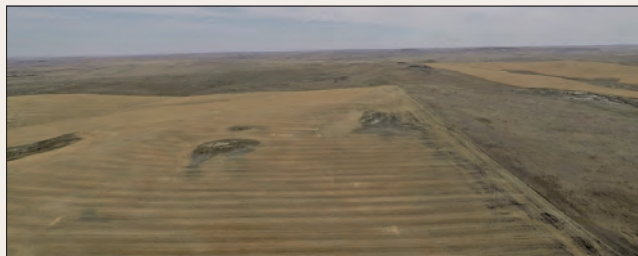
**Price: \$1,200,000**



### Five Mile Creek Pasture

End of the road ranch with a total acres under control of approx. 3,026; 2,186 +/- acres deeded, 200 +/- acres BLM, 640 +/- acres State land. Just 8 miles East of Edgar Mt along Five Mile Creek Road. Water: Several miles of Five Mile Creek - Two developed springs - Three large reservoirs - One reservoir is fenced with a gravity flow stock tank - Solar power well that pumps into a 6,000 gal tank and then gravity flows into two stock tanks. Fences: Perimeter fenced with some cross fencing.

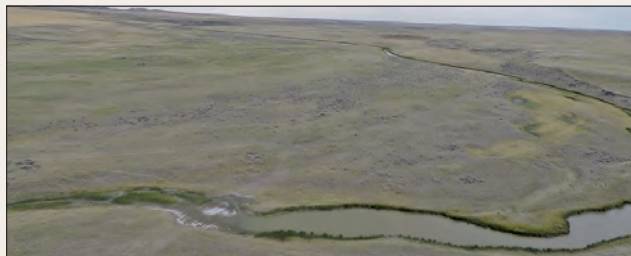
**Price: \$995,000**



### 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**



### Park City Farm

Approximately 120 acres just East of Park City MT along South Park City Rd. This Farm has approx. 90 acres of irrigated hay land and 30 acres of sub-irrigated pasture. Buildings include a 1910 Home (2,135 square foot, 4bedrooms 1 bath – Home has not been lived in for a few years), Double car garage, and several support buildings. The farm is fenced and cross fenced. Drilled Well. Easy access to Interstate 90.

**Price: \$795,000**



### Combs Flat Land - Yellowstone County

Very nice piece of farm ground all in Dry land hay. Approx. 101 acres along a county road. Fenced into two pastures, very nice views of several mountain ranges. Just 35 minutes from Billings West End.

**Price: \$184,900**



**LISTED BY:**  
 Tana Bignell  
 (406) 949-3905  
 Tana@UncommonGroundMT.com



**5889 MOULTON RESERVOIR RD.**

**Butte, MT | \$795,000**

- Bed: 2 | Bath: 1.5 | Sqft: 3,400
- Acres: 29+
- Views, freshly remodeled, off-grid
- 42' x 28' barn, 50' x 28' shop
- Two fully equipped cabins that were approved in 2018 to be Air BnBs.
- **MLS # 22012626**

**1310 TELEGRAPH CREEK RD.**

**Elliston, MT | \$749,500**

- Bed: 4 | Bath: 4 | Sqft: 5,585
- Amazing views and privacy at this custom built home that sits on 1.25 acres
- Huge triple garage with heated flooring & bonus room above. Telegraph Creek runs through the property.
- **MLS # 22010173**

**3130 UPPER INDIAN CREEK**

**Helmville, MT | \$475,000**

- Bed: 2 | Bath: 2 | Sqft: 1,344
- Gorgeous log home on 40 acres that is abundant with wildlife and surrounded by BLM
- Very remote, off the grid
- The ultimate hunters paradise with amazing views and privacy.
- **MLS # 21910458**

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# Rothiemay Farm & Merrills Springs Creek

## Rye Gate, Montana • Golden Valley County

This farm and Springs Creek lie 18-miles north of Rye Gate, Montana via State of Montana Highway 238. The farm is a 5,864 deeded "block unit" with 5,644 acres dry farmland, 80-acres center pivot irrigated farmland, 4-acres farmstead, and 136-acres rangelands and waterways. The farm is in the shadows of the Snowy Mountains, with 14-inches of annual precipitation. **The owners report there are 2,053-acres of Winter Wheat seeded and fertilized, 1,936-acres of Roundup Ready Alfalfa seeded in 2017, 86-irrigated Roundup Ready Alfalfa, 20-acres of mature alfalfa grass mix, and 1,629-acres ready to be seeded in spring crops.**

The farm's improvements consist of 108,500 bu. grain storage with grain drying and aeration capabilities, center pivot irrigation system with a diesel generator to provide electricity.

Merrills Springs Creek, is most unusual for this area, originates on the property, and has water rights back to 1880! It appears, Merrills Springs Creek, could be developed into a trout fishery. There are Mule Deer, Pronghorn Antelope, and transient Elk on the property!

**This farm is competitively priced at \$784 per acre or a total of \$4,600,000.**

## 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 squarefoot 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

**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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# Western Realty, LLC



## LARGE ACREAGE WEST OF HELENA

1600 acres of mountain property. Not many large tracts such as this beauty. Timber cruiser estimated over \$1M marketable. Has been in the same family since the 1950's. Beautiful acreage with Creek frontage, several springs, old homestead, mountain views, meadows and bordered by USFS. Great hunting area with plenty of wildlife, and recreational activities. Currently used as summer pasture, (150-175 AU). Sellers have been very active in good stewardship of this land; fences, weeds, and water rights. To make it more marketable, they had the entire property platted/recorded into 160-acre parcels. This way a prospective buyer can share with the whole family or maybe just their hunting buddies. The 1600 acres is one contiguous tract and sellers want to sell it all and not piece it out. This is truly one of a kind in our area. **\$3,500,000.**



**Julie R. Abney**

Broker/Owner, CRS, GRI CRB 406-459-3200 cell  
328 West Custer Ave., Helena, MT 59602 | E mail: julie@montanawesternrealty.com






**WILKS RANCH BROKERS**
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## Rosebud Mountain Ranch

ROSEBUD COUNTY, MT

- Quality wildlife rich property.
- Located at the north extension of the Wolf Mountain Range.
- Perfect habitat for elk, mule deer, whitetail deer, antelope, black bear, upland game birds and turkey.
- Convenient 2-hour drive from Billings and only 20 miles South of the quaint town of Rosebud which sits along the notorious Yellowstone River.
- 9,520.5± Deeded Acres with 160± BLM Acres.

9,680.5 ± ACRES  
\$7,854,000



## Sage Creek Ranch

DENTON, MT

- One of the best grass ranches in Central Montana.
- Very private, all contiguous, well-watered, end of the road sporting ranch.
- Comprised of 9,089.13 ± Deeded acres and 1,117.27 ± State leased acres.
- Convenient to not only the quiet small town of Denton, but also Lewistown and its Central Montana Trade Center.
- Miles of spring fed creek bottom riparian corridors.
- Thousands of choice farmland acres.

10,206.4 ± ACRES  
\$8,998,000



## 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



## Little Snowy Mountain Ranch

FERGUS COUNTY, MT

- Comprised of 5,710± deeded & contiguous acres
- Located 15 miles southeast of Lewiston, which is centrally located in Montana
- Beautiful 2,214 sq. ft. home with multiple improvements
- Scenic rugged terrain with quality timber
- Cattle & Recreational ranch with alfalfa/improved grasse

5,158.61 ± ACRES  
\$11,065,889.10

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**MARCH/APRIL ISSUE**  
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# MONTANA RANCH PROPERTIES

RECREATION | LAND | SPORTING | AGRICULTURE



\$8,500,000 | #349530

**9440 Bridger Canyon, Bozeman**  
117.96± acres located on Bridger Creek w/spectacular fly fishing opportunities. Two modest homes and various outbuildings.

**Dan Reddick 406.580.0653**



\$8,490,000 | #349607

**9440 Bridger Canyon, Bozeman**  
145.44± acres bordering USFS w/spectacular views of the Absaroka Mtns. Great hunting, private place to build your mountain retreat!

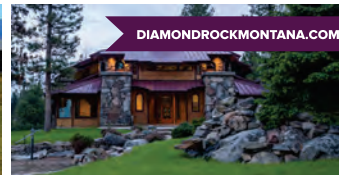
**Dan Reddick 406.580.0653**



\$2,000,000 | #350459

**1 Buckshot Lane, Twin Bridges**  
100± acre property situated on the Beaverhead River w/numerous brick support buildings suitable for additional residential use or new use.

**Don Pilotte 406.580.0155**



DIAMONDROCKMONTANA.COM

\$1,898,000 | #21907817

**Diamond Rock Ranch, Stevensville**  
Irrigated land for horses or wildlife w/a magnificent home on 60± acres in the foothills of the Bitterroot Range. Creek and large pond.

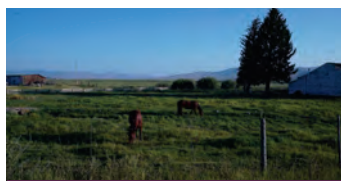
**Rod Freeman 406.369.0320**  
**Jan King 406.369.4313**



\$1,650,000 | #341148

**Yellowstone Camp, Park City**  
Recreational property w/ Yellowstone River frontage. Numerous sloughs, backwaters and springs as well as 19± acres of irrigated farm ground.

**Don Pilotte 406.580.0155**



\$1,600,000 | #330363

**The Depot Ranch, Dillon**  
Set up to work well as a fall grazing unit. Recently remodeled home, corrals, stalls, tack room, barn. Irrigation canals and new fencing.

**Jeff Ferguson 406.581.9426**



\$1,465,500 | #350024

**Indian Creek Road, Sheridan**  
147± acres w/Indian and Nonpariel Creek frontage. Irrigated pasture, fenced & cross fenced, excellent candidate for conservation easement.

**Michelle Van Dyke 406.596.0805**  
**Frank Colwell 406.596.1076**



\$1,300,000 | #331094

**Trail Creek Road, Bozeman**  
138± Mountain foothill acreage within 15 minutes of downtown Bozeman. Views, southerly exposure, elk, and excellent road access.

**Joel Shouse 406.586.1211**



\$1,200,000 | #349730

**Nason Creek Ranch, Belt**  
325± acres w/two modest homes and various supporting outbuildings to protect your livestock. Nearby USFS lands for recreation.

**Dan Reddick 406.580.0653**



\$952,000 | #22014573

**Nhn US Highway 12, Lolo**  
68± beautiful acres w/3 creeks running through the property. Several build-able sites w/great views. Easy year-round access.

**Susanne Schmidt 406.381.6576**



\$750,000 | #350099

**Parcel C Upper Ruby Road, Alder**  
270± acre hunting paradise overlooking the Ruby Reservoir. Adjacent to abundant public BLM lands. Numerous building sites.

**Nicholette Picken 406.698.0853**



\$685,000 | #22010932

**River House, Bitterroot Valley**  
47.18± acres, West Fork River frontage, USFS corner, near Lake, 2,878± sf cedar home, dbl garage, 2 bd, 3 ba, good access.

**Jan King 406.369.4313**  
**Rod Freeman 406.369.0320**



\$440,000 | #349381

**99 Laurin Canyon Rd., Sheridan**  
20.13± acres w/patures, chicken coop, hay barns, corrals and a loafing shed. 5 bd, 3 ba home located near FS lands. No covenants!

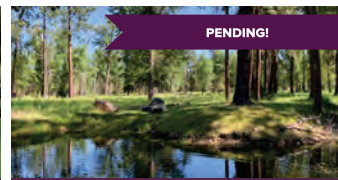
**Dawn Dickson 406.600.4802**



\$357,000 | #345847

**Horse Creek Road, Sheridan**  
318± acres adjacent to public lands. Horse Creek crosses through the property. 1 bed log cabin. Plenty of wildlife; outstanding views!

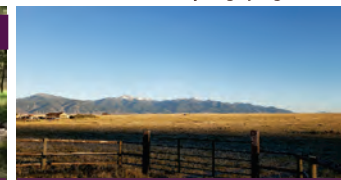
**Frank Colwell 406.596.1076**  
**Michelle Van Dyke 406.596.0805**



\$299,000 | #22004213

**Chief Joseph Trail, Darby**  
21.23± acres w/ Ponderosa pines, aspen and a small pond. South of Darby where the "Yellowstone" TV series is being filmed.

**Jan King 406.369.4313**  
**Rod Freeman 406.369.0320**



\$199,000 | #349912

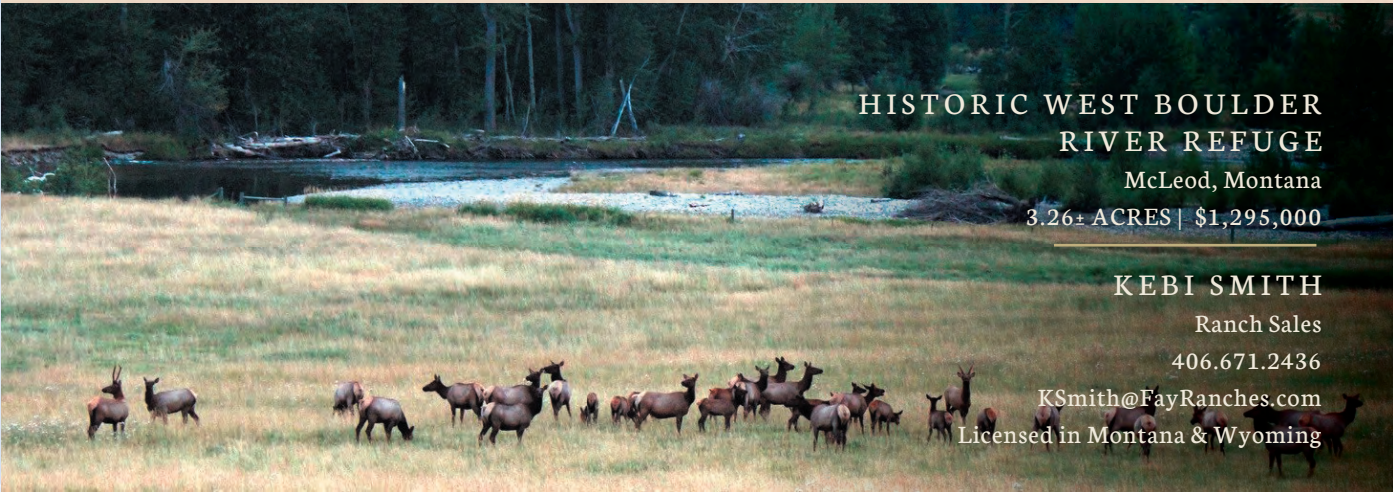
**580 Cedar Hills Road, Whitehall**  
50.16± acres w/well with power already in place, livestock lean-to and corrals. Beautiful, 360-degree views with easy, year-round access.

**Suzanne Powers 406.596.0094**

844.234.8111

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**HISTORIC WEST BOULDER RIVER REFUGE**

McLeod, Montana  
3.26± ACRES | \$1,295,000

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406.671.2436

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**EAGLE ROCK RANCH ON THE WISE RIVER**

Wise River, Montana  
229± ACRES | \$2,250,000

**BRANIF SCOTT / KIMBERLY LOWRY**

Broker Associates

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Licensed in Montana & Wyoming / Licensed in Montana



**MUD CREEK ORGANIC WHEAT FARM**

Dodson, Montana  
1,682± ACRES | \$3,464,000

**RJ PATTERSON**

Ranch Sales

406.544.6007

[RPatterson@FayRanches.com](mailto:RPatterson@FayRanches.com)

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