



MONTANALAND

MAGAZINE

MARCH - APRIL 2021

www.montanalandmagazine.com



**United Country
Real Estate**

**Northwest
Realty & Auction**

Commercial Airstrip & Hangars | Zertman, MT | 22.4 Acres | \$500K

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



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

3,169±/- Deeded acres with about 7.5 miles of Beaver Creek. Flood irrigated hay land w/ two sources of irrigation water. Remodeled home with outbuildings. Habitat is superior for pheasants, whitetail deer & waterfowl.



Malta, MT | 1.7K Acres | \$1.7M

3 Parcels 1,732±/- Acres Organic farm ground Grazing South of Malta, MT Phillips County
3 Parcels, non-adjacent but in close proximity, may be purchased separately.
Parcel 1 - 320±/- Acres, Parcel 2 - 1091±/- Acres, Parcel 3 - 369±/- Acres



Zertman, MT | 38.88 Acres | \$155K

Considering building a cabin in the Mountains? 2 Vacant lots, located outside of Zertman, MT.
Lot 5 21.32±/- acres - \$84,560
Lot 9 17.657±/- Acres - \$70,650



Dodson, MT | 6.1K Acres | \$3.4M

6,120±/- total acres make up the Mud Creek Ranch, 4,254±/- acres are deeded, with the balance divided between 1,245±/- BLM acres & a State section of 640±/- acres. The majority of the acres are grazed, w/ 200±/- currently in dry land hay production. 2 Bull/2 Bull Horse Place.



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

Located South of Dodson 12 miles. 1,700±/- acres of deeded land w/ 972±/- considered as improved pasture. 760 BLM lease known as Upper Trexler Gulch #5465 included. New well. Wetlands for upland birds.



Malta, MT | 1.2K Acres | \$1.4M

Currently in western wheat grass & used as a hay base, 1036±/- are dedicated to hay ground with the remaining 150±/- in grazing. The property flood irrigated from Beaver Creek, which flows through the south end of the property.



REALTREE UNITED COUNTRY

**United Country
Real Estate**

**Northwest
Realty & Auction**

UC RA CH PROPERTIES

Malta

406-654-2273

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



1694+/- acres / 2-parcels

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



New Listing

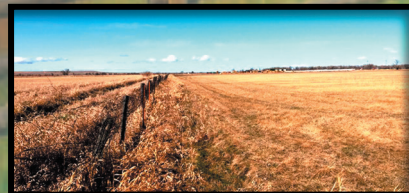
960+/- acre Farm

- 15 miles North of WolfPoint
 - 764+/- cropland
 - Farmland
- ASKING \$600,000** Jarrell #416JF8



Busy Supermarket and Meat Shop

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



160+/- acres with home

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

Glasgow

406-228-2273

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



Reduced

361+/- acres /grain bins; Quonset

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



SOLD

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 #420HF8



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

Sidney

406-433-3010

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



Irrigated acres E. Fairfield Bench

- 397+/- irrigated acres / 2 Homesteads
 - Pivot w/ land lease; Spring/domestic well
 - Grain bins, Quonset, shop, corrals, feedlot
- ASKING \$2,500,000** Jim #227PR8



320+/- Productive Irrigated Farm

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



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



805+/- deeded Farm / Ranch acres

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



www.MissouriRiverRealty.com
Email: MissouriRiverRealty@yahoo.com

FARM/RANCH

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INVESTMENT

COMMERCIAL



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Hazel Klein
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hazel@hazelklein.com



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



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



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



WEST OF BILLINGS

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

Two large parcels available for various development opportunities. First parcel is 163 acres, currently leased for farming & also used for grazing crops to be retained by

lessee. Ponds at south end of property. Second parcel is currently divided into 12 approximately 20-acre parcels. Excellent views of rimrocks and Beartooth Mountains. Currently leased for farming. \$768,000 & \$1,920,000. Call Hazel Klein or Daniel Klein.

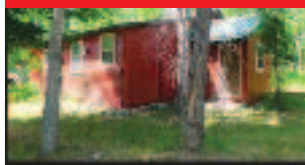
CONTINGENT



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

CONTINGENT



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

CONTINGENT



TBD MELANIE LN & RANCHARO 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

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

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

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www.accruit.com



Accruit



Max A. Hansen
Managing Director
406.660.1031 (cell)

8 South Idaho Street
Dillon, Montana
59725

Bill Bahny & Associates

Brokers of Pristine Property

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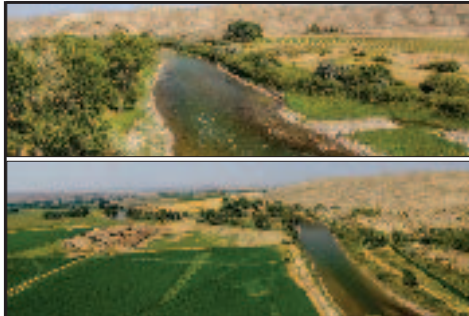
Licensed in Montana, Wyoming, North Dakota, and South Dakota



Horton Ranch Fromberg, MT

NEW LISTING

2 miles east of Fromberg, MT is the Horton Ranch, comprised of 160 acres, a very comfortable two-story ranch house with 2 bedrooms, 1 bath that was remodeled in 2008, with an unfinished upstairs. Outbuildings are a 6 stall horse barn with hayloft, a shop with cement floor and 220 electricity, 30x80 calving barn. 98 acres of irrigation are supplied by the Orchard Canal. 2 pivots, that run on natural gas, and a small amount of flood irrigation. This ranch puts up 2 ton/acre the ranch will carry 50 pair of cattle with good fences. If you want a nice small easy to run ranch, here it is.
\$1,250,000
Call Vanessa 406-321-7004



Ucross Ranch Belfry, MT

153 acres with 1 1/2 miles of the Clark Fork River on the east boundary, easy access to the river on the whole boundary. Some of the best trout fishing in Montana, just out your "back door". 120 acres irrigated with 2 newer pivots puts up 7 ton to the acre in 3 cuttings. Plus 6 separately deeded parcels. All at the end of the road with a small-town atmosphere but close to Billings, MT. Come and build your dream home.
Priced at \$1,250,000
Call Vanessa 406-321-7004



Shay Farm Winnett, MT

SALE PENDING

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

SALE PENDING

About 30 miles south of Baker, MT is 3000 acres of which 700 are dryland hay producing 1-1 1/2 ton of hay. Carrying capacity of 200 pairs. Many buildings all in excellent shape with a very comfortable, centrally air-conditioned home plus a newer double wide. Well-watered with 2 years around creeks, electric wells, windmill, and a small pipeline.
Priced to sell at 750/ acre, total price \$2,250,000.00
Call Bill 406-594-7844



Clear Creek Ranch Red lodge, MT

SALE PENDING

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.



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

Seller and Buyer Represented by
Tyler Mullaney - Sniper's Knob Wildlife
Preserve - Listed Price \$3,000,000

Seller Represented by
Vanessa Voldseth - G Road -
Listed Price \$575,000

Buyer Represented by Walter Schweitzer -
Sage Creek - Listed Price \$9,250,000

RANCHFARM SPECIALISTS



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



Vanessa Voldseth
Realtor
(406) 321-7004
vvoldseth@gmail.com



Tyler Mullaney
Realtor
(406) 491-3756
tyler_mullaney@hotmail.com



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

Homer Davis Parcels

Extremely hard to find irrigated parcel, with paved road frontage, and just minutes from downtown Billings. This highly productive 40 +/- acre parcel has water rights, is in production with 2 cuttings of grass hay mix, and would provide the perfect home site. Road frontage is off of Homer Davis road which is a well maintained paved road that provides quick access to Billings or Shepherd. The property is currently being split so final acreage and taxes are TBD. An additional 36+/- borders the property to the east and is available. This parcel has incredible potential for future development, an equestrian setup, or beautiful acreage home-site.



0 Homer Davis
\$380,000

DIRECTIONS

Hwy 312. North on 12-mile rd. Right on Homer Davis. 1/3 mile on Right.

MLS #313449

COUNTY: Yellowstone

TYPE Agricultural

AREA

(02) Billings Bench

SCHOOLS

ELEMENTARY Shepherd
MIDDLE SCHOOL Shepherd
HIGH SCHOOL Shepherd

1 Homer Davis
\$342,000

DIRECTIONS

HWY 312 to 12-mile road. Right on Homer Davis. On Right.

MLS #313450

COUNTY: Yellowstone

TYPE Agricultural

AREA

(02) Billings Bench

SCHOOLS

ELEMENTARY Shepherd
MIDDLE SCHOOL Shepherd
HIGH SCHOOL Shepherd

Big Horn Meadow Sub \$125,000

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

DIRECTIONS

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



Lot 1 MLS #291599

Lot 2 MLS #291603

Lot 3 MLS #291605

COUNTY: Big Horn

AREA (18) Fort Smith

TYPE Residential

SCHOOLS ELEMENTARY Hardin
MIDDLE SCHOOL Hardin
HIGH SCHOOL Hardin



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



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HOMES RECREATIONAL FARM AND RANCH INVESTMENT COMMERCIAL LAND

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

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

THIS 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

THIS COMMERCIAL PROPERTY has it all. An excellent Bar & Restaurant with Espresso Coffee Bar, room for banquets, living quarters for owner, managers or rental income possibilities. 20 space RV park with hook ups & a car wash plus cottage to use as a rental. All this at a great

price and 2.94 acres on very busy Hwy 2. \$425,000 22015579

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

THE LARGEST LOT IN HELL CREEK RECREATION AREA. Cabin can sleep several people w/2 bdrms, full bath, kitchen, lg deck to fry up your catch while overlooking the lake. Core of Engineers will not allow any more properties around the lake so this is your last chance to have a wonderful cabin on the lake. Enjoy all the recreational opportunities. Shed for storage and lg car port for your boat. \$350,000 22100369

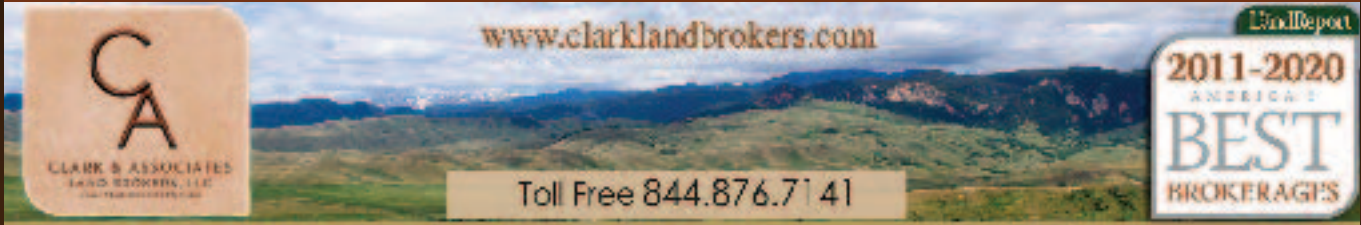
THIS PROPERTY HAS TONS OF POTENTIAL FOR DEVELOPMENT SEVERAL CHOICES SO DREAM BIG , NEW CITY WATER TOWER RIGHT THERE ON THE EDGE SO NEW HOME DEVELOPMENT OR HUGE HOTEL WITH

A CONVENTION CENTER, MAYBE TOWN HOMES, MAYBE NEW RESTAURANT . 12.56 +/- acres \$259,000 22004199

GREAT POTENTIAL for more equity in this Riverview home with 3 bdrms on main and 1 non conforming bdrm in the unfinished bsmt for you to do what you need in a home. Large detached 2 car garage. \$184,900 22013495

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

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



A Real Estate Company Specializing in Farm, Ranch, Recreational & Auction Properties 736 S. Main St. Lusk, WY 82225



SPRING CREEK RANCH

Rhame, Bowman County, North Dakota
6,864± total acres: 5,864± deeded, 760± State & 120± BLM lease acres. Well-maintained improvements. Abundant water & wildlife.

\$4,975,000

Contact Denver Gilbert at (406) 697-3961 or Cory Clark 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, Gartield 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



FIVE F FEEDERS

Belle Fourche, Butte County, South Dakota
880.30± deeded acres with 612 irrigated acres of 412 are pivot-irrigated. DENR approved 4,000 head feedlot.

\$4,000,000

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



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



BOLLN RANCH

Oehlrichs, Fall River County, South Dakota
21,810± total acres: 9,348± deeded & 12,462± USFS permit acres. Nice set of improvements.

\$10,000,000

Contact Cory Clark at (307) 334-2025 or Mark McNamee at (307) 760-9510



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



BIG IRRIGATED FARM

Powell, Park County, Wyoming
Productive 1,240± deeded acre farm with 800± flood-irrigated acres. Many improvements: home, shop, and more.

\$4,600,000

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



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



MISSOURI RIVER FARM | FAIRVIEW | \$675,000



Very productive farm with over a half mile of Missouri River frontage. Great investment property, or recreational mecca with incredible upland bird and whitetail hunting!

- 181± acres total, 124± irrigated acres
- Very high sugarbeet & wheat yields
- Approx. 10 miles north of Fairview

NICK DODGE • 406.593.2666 • Nick@CMPMontana.com
CAREY KANAVAL • 406.880.2335 • Carey@CMPMontana.com

YELLOWSTONE RIVER FRONTAGE | FORSYTH | \$429,000



Beautiful Yellowstone River frontage originally owned by the founder of Forsyth and in the family for many years. Approximately 25 acres of sub-irrigated hay could be used for homesite.

- 92.77± acres along the Yellowstone River
- Forsyth is named as the “City of Trees”
- School and hospital within walking distance

DAYLA NEWTON • 406.360.9278 • Dayla@CMPMontana.com

BILLINGS HEIGHTS LOT | BILLINGS | \$47,000



Buildable lot in the Billings Heights zoned for single-family residence. Heights water and sewer available in proximity. Survey done and corners are marked!

- 8,974 SF single-family residence lot
- Desirable location, close to schools
- Water & sewer in close proximity

DAYLA NEWTON • 406.360.9278 • Dayla@CMPMontana.com

LAKE MASON VIEW ACREAGE | ROUNDUP | \$299,999



Build your home here, power close, livestock okay, no HOA or covenants. Borders Lake Mason National Wildlife Refuge, BLM and State of Montana in Hunting district 430.

- Approx. 320 acres bordering public land
- Just 6 miles out of Roundup
- Secluded and private with mountain views

DAYLA NEWTON • 406.360.9278 • Dayla@CMPMontana.com

TYLER CREEK RANCH | CLINTON, MT | 1,580± ACRES | \$3,995,000



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

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

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 Robin@CMPMontana.com



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Broker

DAVE SMITH
406.853.6918



Agent

ECHO VENN
406.531.0207

BRIDGE CREEK RANCH *Ashland, Montana*



**+/- 2,480 TOTAL ACRES
{1,850 DEEDED/630 BLM}**

**5 WATER SOURCES • POWER • WILDLIFE • FULL FENCE
PICTURESQUE, PRODUCTIVE LAND • \$1,295,000**



DAVESMITHREALTY.COM • 406.234.2244

Endless Outdoor Recreation

\$2,200,000

611+/- acres in the majestic Big Snowy Mtns of Central Montana
2 bed/1 bath farmhouse
Barn w/ stalls, hay loft and corrals
Big Game • Upland Birds • Live Water Fishery
Call Kathy Robbins (406) 366-4399 or Dave Phillips (406) 366-2750

Prime Farm Land

\$1,498,000

830+/- Acres on the elite Everson Bench near Denton, MT
Excellent soils and productivity
Abundant species of wildlife & migrations trails
No structures but near ag based town with lots of amenities
Call Keith Derks (406) 899-5600

Horse Property near Lewistown

New Listing

\$292,500

17+ Acres with home and riding arena 19 miles East of Lewistown
3 bed/1.5 bath home on 17 acres bordering US 87/Hwy 200
Fenced on all sides with pipe braces • Arena
Animal Shelters • 48x60 shop/barn w/ concrete foundation
Call Cavan Wrzesinski (406) 461-7812

Magnificent Mtn Property

\$360,000

Large Parcel of Land in the Judith Mountains
78+/- acres bordering BLM • Abundant wildlife
Includes 4 mining claims & water rights • 15 miles from town
Live creek and electricity located on the property •
Call Kathy Robbins (406) 366-4399

Outstanding Montana Views

\$675,000

Spacious Home near Lewistown with 55 Acres of Hay & Grass
3 bed/3 bath home w/ 2 car attached garage
Great property for livestock • Lots of wildlife
Convenient to town yet lots of privacy
Call Kathy Robbins (406) 366-4399 or Dave Phillips (406) 366-2750

Beautiful Mountain Property

Starting at
\$135,000

Two Tracts off Swimming Woman Creek
Quiet & Private • Room to build
Tract B-1, 24.02 acres, (adjacent to Swimming Woman Creek)...\$135,000.
Tract B-2, 60.13 acres, (a combo of open meadow & timber)...\$335,000.
Call Dave Phillips (406) 366-2750



Broader Exposure for Your Listing
See all of our listings at www.ShobeRealty.com.



408 W Main • Lewistown, MT • 406-538-5125





Farm/Ranch & Home & Gardens:

19 Acres with 14 acres cropland located 20 miles East of Conrad, MT. Includes nice 4-bedroom home and good set of farm buildings with shop, storage/barn building, and grain/feed storage. Large garden areas and tall mature trees around buildings. Water storage for agricultural, livestock and garden use. Water District provides 120,000 gallons of water annually, and more water could be available. Near Glacier National Park. Good hunting and fishing nearby in Bob Marshall Wilderness, the Marias River, and Tiber Reservoir. **\$499,500. Call Mark 406-788-9280**



LOWER BIRCH CREEK DEER CAMP:

488 Acres (+/-) located east of Big Sandy, MT, just south of the Bears Paw Mountains and north of the Missouri River Breaks. Grass/pasture hills & coulees with some outcropping of brush providing great Trophy Mule Deer Habitat. Occasional Elk, Antelope and Big Horn Sheep cross through it. Little Birch Creek runs seasonally through the bottom lands also offering good wildlife and some livestock grazing. Thousands of acres of BLM Land are adjacent to this property providing plenty of area and space for hunting and other recreational activities. **\$325,000.**

Call Mark Pyrak, Broker, at 406-788-9280 or Shane Ophus, Broker, at 406-788-6662



Montana Farm Investment - 9,200 Acres:

located in central Montana, N of Lewistown. Includes 7,200 acres of cropland, two homes & two sets of farm buildings with 1/3 million bushels grain storage and a 4,000 head feedlot capacity. Local cropping practices include Winter & Spring Wheat, Barley and Pulse Crops. Irrigation rights and development are possible. There's Elk, Deer, Antelope & Pheasant hunting on this farm, and fishing in this area. Enjoy income and modest Return On Investment with Hunting privileges as a significant Montana Land Owner.

Farm is priced at \$1,850 per acre.

Call Mark Pyrak, Broker 406-788-9280.

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

https://www.youtube.com/watch?v=jgBiT_ffu8l&feature=youtu.be

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

FBR

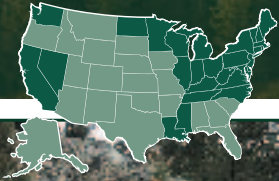
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SOLD



SHERIDAN - RAMSHORN CREEK
482 Acres • \$570,000 • Madison County, MT
BRANDY HILTON 406.570.8757

SOLD



42 EAST L&M RANCH ROAD
5 Acres • \$595,000 • Madison County, MT
KRISTIE VESSEY 406.580.1842

SOLD



6 PUMA WAY
2 Acres • \$439,000 • Madison County, MT
KRISTIE VESSEY 406.580.1842

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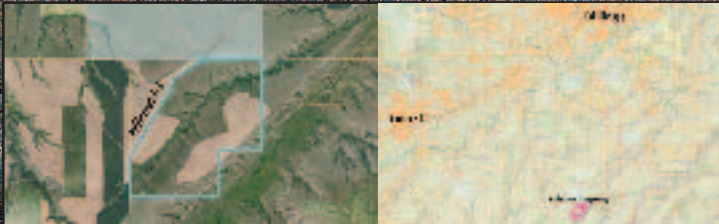


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00 HILLCREST RD - BILLINGS

264+/- acres, currently 77+/- ac farm ground, neighbor has leased farm ground in the past. 3 previously developed springs (ask agent). Rolling hills, good grass, lots of water! Perimeter fenced and cross fenced. Good county road access. Spectacular panoramic views of the city lights! Ask agent for all details. \$499,000



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! LISTING PRICE: \$325,000



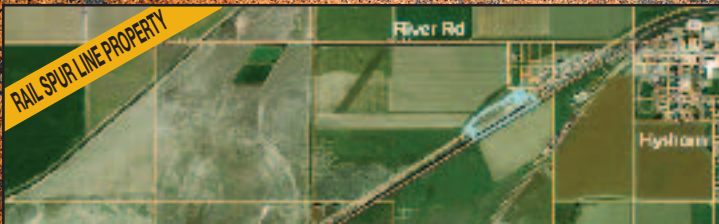
267 PRYOR MOUNTAIN RD - BRIDGER 37+/- AC - 1 BD/1 BA/640 SF

Unrestricted, panorama views of the Beartooth Mountain Range! 10 acres irrigated w/wheel line included! Balance is grazing land. Completed perimeter fencing is negotiable. Bridger Creek runs through the property and is live year round (most years). 60'x33' shop w/14-ft high door, open span w/skylights for natural lighting. Cash purchase only, please call agent for details as to why. \$239,900



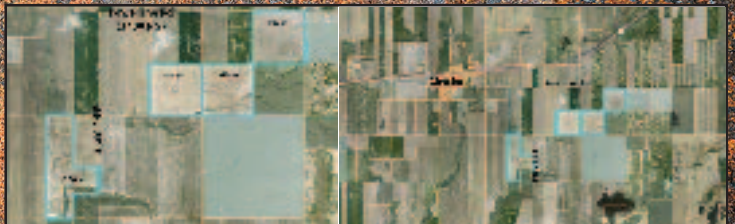
00A PUMPHOUSE RD - HYSHAM

Approximately 124 acres of farm ground, 115 +/- ac irrigated. Some of the best farm ground found in MT with a long growing season, fertile soils, and abundant water from the Yellowstone River. Parcel is easily accessed by main arterial roads. No structures on this parcel. All sales subject to completion of survey and final recording of plat. Taxes TBD upon final recording of plat. A contiguous 30 +/- ac of river frontage is also available. Call Agent for details! \$444,658



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. \$25,000



00A POWERLINE RD - CHESTER MT 680 AC

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

1031 EXCHANGE / INVESTMENT PROPERTIES



MOBILE HOME PARK - GLENDDIVE

2 Mobile Home Parks in separate locations being sold together! Whispering Trees located at 803 E Thrush was 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. Riverview is located at 900 S Pearson, established in 1953 and has a total of 54 Mobile/RV spaces, all city services. Both have laundry facilities. Currently a 8.4% CAP rate @ 30%-40% occupancy, room to potentially double that CAP Rate or more! Ask agent for details. NEW REDUCED PRICE: \$550,000



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REAL ESTATE

MONTY LESH 406-853-1523
BROKER/OWNER

ROB FRASER 406-853-2066
AGENT

PAT GRAHAM 406-951-1873
AGENT

SPRANDEL FARM • TERRY MT



The Sprandel Farm is an outstanding opportunity to acquire a productive, well maintained irrigated farm with a 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, 225+/- acres, 185+/- irrigated.



\$1,395,000

JOHNSON LIVESTOCK • COHAGEN, MT



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



\$4,000,000

HILLTOP FEEDLOT & FARM • KINSEY, MT



5,000 head CAFO permitted feedlot with 230+/- acres of irrigated farm land and 656+/- acres of pasture fenced in. Pipe and panel fence construction with 2,000+/- feet of concrete bunks and 3,710+/- feet of guardrail 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 Crow Agency, MT. 4 miles east of Fort Peck Lake in the 700 district. Elk are abundant here. Big valley's and ridges, classic Missouri river ranch is owner rated at 180 Animal Units. 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

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.
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Ranches for Sale

in & around **MONTANA**

Chief Joseph Cattle Ranch

Wisdom, MT | 2,545 Acres | \$11.25M

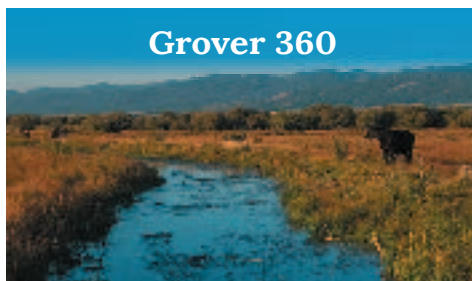
Located in the pristine upper Big Hole Valley, this working cattle ranch offers spectacular recreation in a private setting under a backdrop of the peaks of the Continental Divide. The ranch is extremely productive, well-watered and features a turn-key income-producing cattle operation.

Angela East



Miles City, MT | 6,287 Acres | \$3.995M This farm offers excellent grassland with streams and wells. Now expired CRP ground, it would be suitable for a cattle operation.

Grover 360



Driggs, ID | 360 Acres | \$2.5M With big mountain views, this property's spring sloughs, sub-irrigated pastures and terrain provide excellent waterfowl hunting.

Craighead Bench on the Bitterroot River



Florence, MT | 253 Acres | \$2.295M Set on 1.5 miles of the Bitterroot River, this ranch offers excellent fly fishing and hunting along with "blank canvas" building sites.

Lazy Spring Ranch



REDUCED

Shell, WY | 295 Acres | \$1.9M This secluded ranch offers irrigated meadows, wildlife, recreation and a magnificent owner's lodge with Bighorn Mountain views.

Riverbend Angler



REDUCED

Fort Smith, MT | 40 Acres | \$1.5M This resort features two modern log cabins and a quarter mile of riverfront access on the first section of the Bighorn River.

South Fork Dry Cottonwood Creek



Anaconda, MT | 575 Acres | \$1.5M The South Fork of Dry Cottonwood Creek runs through the property for approximately 1.5 miles and is bordered by USFS lands.



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10 CHRISTENSEN, RAPELJE, MT 59067

Four town lots totaling 14,000 square feet wait for you in Rapelje to build your new home! Community water is available and modular, manufactured homes and mobiles can be set on these lots. Buyer will need to verify the installation of electric, water, and septic. Rapelje is located 23 miles north of I-90 & Columbus, MT on the paved State Highway 306. Billings is only 60 miles away; Rapelje, MT is truly one of the last best places. ML# 311265 \$17,000

JOYCE KELLEY (406) 321-1371



108 CENTENNIAL RD, COLUMBUS, MT 59019

Land in the town of Columbus offering both privacy and mountain views! This is a 0.7 acre flag lot sitting off an artery street with city water and sewer available, in a gorgeous and friendly neighborhood. Columbus is a desirable community within a recreational oasis including rafting, fishing, hunting, hiking and biking. ML# 314707 \$84,500

JOYCE KELLEY (406) 321-1371



591 WHITEBIRD CREEK, COLUMBUS, MT 59019

CURRENTLY CONTINGENT. This is the home you've been dreaming of... 5 bedrooms and 3 bathrooms sitting on 20 fenced acres with Whitebird Creek flowing through. There are NO COVENANTS and the home is set just off the county road.

The property has the perfect set up for horses or livestock as it holds a 30' x 48' pole barn, frost free hydrant, water trough, outside panels and 1 feeder.

ML# 315241 \$449,900

JOYCE KELLEY (406) 321-1371



217 ARROWHEAD RIDGE, COLUMBUS, MT 59019

Searching for that exclusive, off the grid, 20 acre lot with great building sites? Look no further! This is the perfect location to take in some of Montana's best scenery with 360 degree views of the Beartooth Mountains, Crazy Mountains, and the valley! This lot would be a great location for an alternative energy home or cabin.

Plus, private Yellowstone River access for lot owners; the ultimate off-grid lot you've been waiting for! ML# 316369 \$39,000

SEAN RUSSELL (406) 321-2101



10 S MONTANA AVE, FROMBERG, MT 59029

Potential commercial or residential space available in Fromberg! Sitting on nearly a half-acre and 6 lots, opportunity abounds with this space that is currently rented out and used as a church. There have been many different businesses run out of the building and could be split into several separate units for income potential. The space was updated in 2010 with 2 furnaces, 2 AC units, and a newer roof! ML# 310785 \$159,900

SEAN RUSSELL (406) 321-2101



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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



0 SCHIFFER RD, FORSYTH, MT

If you love ranching and farming and hunting as much as you love your wife, this 160 acre ranch is a must see. There is a nearly new 3900 square foot home of the finest quality with 3 bedrooms 4 baths game room and office. Plus a huge unattached garage/shop with room for all the big boy toys. Priced at \$750,000. A second set of improvements with a 3 bed room home with huge garage, barn corrals shop and grain storage, all on a 160 acre tract. 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 in Montana. \$360,000 For more info or showing contact Ed 360-202-4480 or Jim 406-661-3122 Co-Listed with Colorado Land Investments I, LLC



**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



**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 30 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/instock barn, feedlot, and a long concrete bank 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



1277 MONTANA HIGHWAY 200 S GLENVIEW, 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 eweidenbach22@yahoo.com **\$525,000**



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

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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**

NEW PRICE, NEW ACREAGE

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

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FINEST SPORTING RANCH AVAILABLE

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

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

PRICE: \$23,775,000



**EDWARDS MOUNTAIN SPRINGS RANCH
SALMON, IDAHO**

NEW PRICE, ADJUSTED ACREAGE

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

Family member has also agreed to sell additional:

- | | |
|--|---|
| 195 Acres adjacent to the City of Salmon | Plus shares of BLM Permit. |
| 160 Acres of shared ground | PRICE: \$1,204,000 |
| 265 AU USFS Allotment | Unheard of opportunity to increase the capacity of the Ranch by nearly 75%. |

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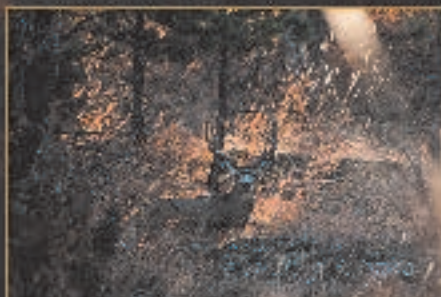
NEW



KEMPH LAND & LIVESTOCK

24,365+/- Acres - \$21,750,000

Never before offered to the public, Kempf Land & Livestock encompasses everything a true Montana Ranch should. This self-sustaining 24,365 acre ranch includes 8 pivots and over a mile of Big Horn River frontage. Hunt whitetail on the river bottoms, giant elk and mule deer in the timbered breaks, and antelope in between. For anglers, well the Big Horn river speaks for itself!



VIEW LISTING NOW



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Billings, MT 59101

-  (406) 239-2544
-  info@premierlandcompany.com
-  <http://info.premierlandcompany.com>



SCAN ME



EAGLE NEST RANCH

5,124+/- ACRES \$5,250,000

It's a bird's nest! This is a great location, located on the edge of the state. Nest Ranch is just west of Columbia, Montana. The Eagle Nest Ranch is a beautiful site that was obtained some 20 years ago. It has been a "blue ribbon" property for many years. It has beautiful views, ponds, and some of the best hunting and fishing in the area. It is a great place to live, work, play, and invest.



SOUNDER RANCH

15,800+/- ACRES \$4,750,000

The Sounder Ranch is a well-developed 15,800-acre National Ranch. It is a beautiful and well-maintained property with a long history. It is a great place to live, work, play, and invest. It has beautiful views, ponds, and some of the best hunting and fishing in the area. It is a great place to live, work, play, and invest.



TIERNEY RIVER RANCH

1,351+/- ACRES \$1,599,000

This is a beautiful property located in the heart of the state. It is a great place to live, work, play, and invest. It has beautiful views, ponds, and some of the best hunting and fishing in the area. It is a great place to live, work, play, and invest.



SPEAR O RANCH

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

The Spear O Ranch is a beautiful property located in the heart of the state. It is a great place to live, work, play, and invest. It has beautiful views, ponds, and some of the best hunting and fishing in the area. It is a great place to live, work, play, and invest.



BIG SNOWY MOUNTAIN RANCH

9,020+/- ACRES \$12,500,000

This is a beautiful property located in the heart of the state. It is a great place to live, work, play, and invest. It has beautiful views, ponds, and some of the best hunting and fishing in the area. It is a great place to live, work, play, and invest.



HORPESTAD RANCH

16,154+/- ACRES \$19,580,000

The Horpestad Ranch is a beautiful property located in the heart of the state. It is a great place to live, work, play, and invest. It has beautiful views, ponds, and some of the best hunting and fishing in the area. It is a great place to live, work, play, and invest.



1800 Minnesota Ave
Billings, MT 59101

- 406.329.1944
- info@premierlandcompany.com
- info@premierlandcompany.com



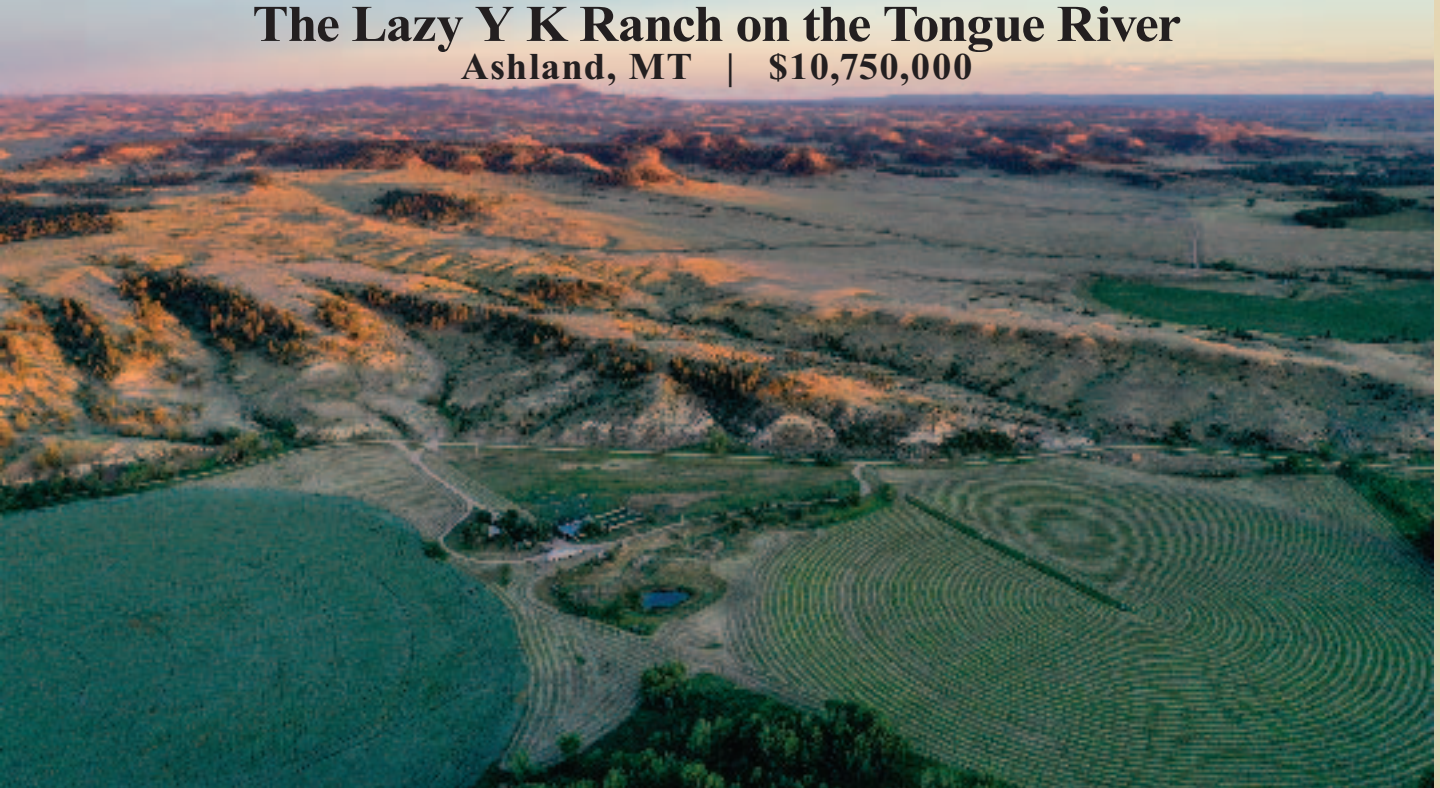
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WE KNOW MONTANA!

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. Consistent abundant water and grass. Irrigation to grow a variety a crops and feed. Cattle country with the full array of Montana recreational opportunities. Seldom do you see a ranch valued for the cow with the opportunity at Boon and Crocket animals.

- 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.



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Logan Todd
406.930.3673
logan@sonnytoddrealestate.com



Mary Ann Duffey
406.930.6607
maryann@sonnytoddrealestate.com



Riverside Ranch on the Yellowstone

Columbus, MT | \$799,000

NEW LISTING!



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

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

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

Fallon Farm

Fallon, MT | \$1,100,000



With the longer growing season and readily available water, this property's production abilities are bountiful. With the now added ability to summer cattle it really rounds out the agricultural opportunity.

The home is a comfortable updated ranch house with a recent addition. A large shop and two smaller outbuildings are included, making it an exceptional piece of property.

- 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
- 2,496 sq. ft. Home; 4 Bdrm/2 Bath

Call us today to see how this place could pencil!

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

SONNYTODDREALESTATE.COM

**So. Musselshell Rd • Musselshell, MT
\$1,306,250 • 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
- U.S. Forest Service
- Near Htg. & Hiking trailheads to U.S.F.S. wilderness.
- Excellent hunting & fishing for Elk, Deer, Bear, Cougar, Brown & Brook trout.
- Cased well, home site, total property fenced.

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



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

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



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

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(406) 322-4425 Office & Residence - 24 Hours

RICHARD SIDWELL • Broker-Owner

Cell (406) 861-4426

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



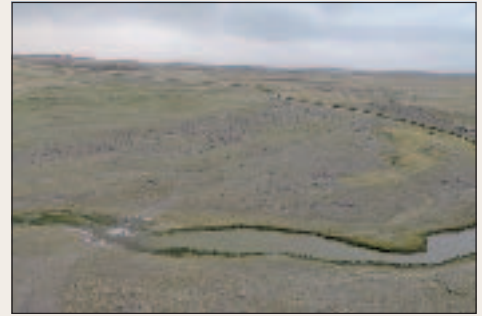
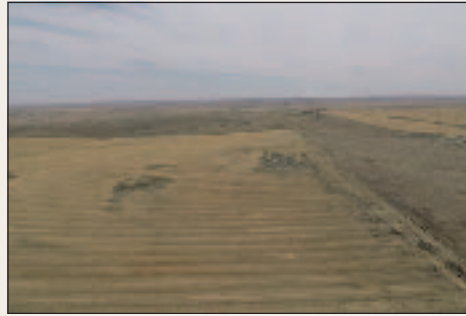
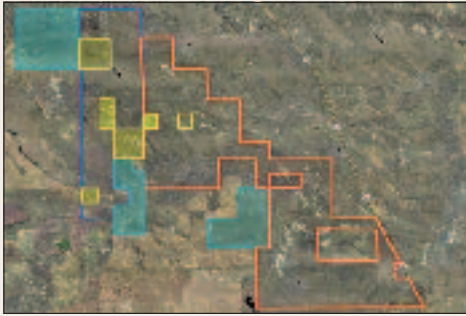
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Carlos Davey, Broker - 406-690-2564
David Route, Realtor - 406-698-2377
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Jordan Farm

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



Clarks Fork River

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



Edgar-Fromberg Land

Approx. 167 acres, all pasture, hilly with some timber. Approx. 1/2 mile of Orchard canal, May-November. Approx. 2 acre Pond fed by springs. Borders the Edgar – Fromberg road – County Maintained. Very nice views of the Beartooth Mountains as well as the Clarks Fork River. Additional 40 acres of BLM ground goes with the offering. **Price: \$279,000**

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 Creek!



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

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

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Western Realty, LLC



LARGE ACREAGE WEST OF HELENA, MONTANA

1600 acres of mountain property. Timber cruiser estimated over \$1M marketable. This land has been in the same family since the late 1950's. Beautiful acreage with Creek frontage, several springs, water rights, 1/2 mineral rights, mountain views, meadows and bordered by USFS. Great hunting area with plenty of wildlife, and recreational activities. Currently used as livestock summer pasture, (150-175 AU). Sellers have been very active in good stewardship for this land. The property is in 160-acre contiguous tracts and selling all together. This is truly one of a kind. **\$3,500,000.**



SHOP SPACE AND FENCED LOT

5150 No. Montana Ave in Helena. Has 1.2-acre, chain link fenced lot, and a 3600+/- sq. ft heated shop with 14' overhead door, retail space and office. Montana Avenue Frontage with high visibility & traffic count. No covenants. **\$385,000.**



Julie R. Abney

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



WINEGLASS GRAZING RANCH, MOTHERING PASTURE

Ranch/Recreation Property in Helmville, MT. 1,962.79 Deeded +/- Acres. Approx. 135 +/- Irrigated Meadows, Water rights & 1/2 ownership of Mineral Rights, Mountain Views, Trees Creeks, Springs, Timber Rights and Borders over 2 miles of BLM & State Lands. Leased Land included are 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. **\$3,925,580.**



TRACT B-2-F DANAS POINT

Helena MT 60+/- Acre Land Lot with Beautiful Views!
Currently has permission from Helena Irrigation Canal to use water on subject property. Permanent right would have to be applied for. Two wells (1) 20 GPM (2) 25 GPM. Currently a large pivot that is owned by a different owner who irrigates this property. Power is fairly close by. **\$349,900.**

Dan Senecal & Cortney Senecal

406-439-5414 406-439-7557
ds@mt.net ck.senecal@gmail.com



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Bull Mountain Ranch

MUSSELSHELL COUNTY, MT

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

13,107.53 ± ACRES
\$14,750,000

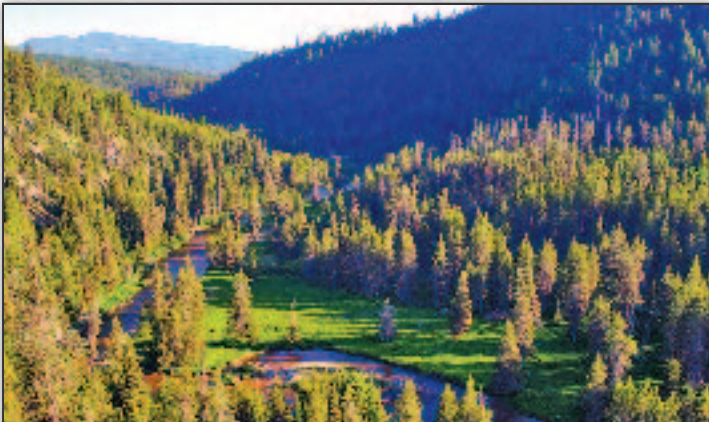


Sprague River Ranch

KLAMATH COUNTY, OR

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

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



Kennally Creek Valley Ranch

VALLEY COUNTY, ID

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

5,722 ± ACRES
\$11,415,390



McCall Red Ridge Ranch

ADAMS & VALLEY COUNTY, ID

- At over 30,000 contiguous deeded acres, McCall Red Ridge Ranch is a scenic mountain timber ranch nestled in the stunning Payette National Forest.
- A unique and rare first time offering, this recreational and productive ranch is full of water, timber, big game, and endless division and subdivision possibilities.
- Overlooking and adjacent to the major tourist town of McCall, Idaho.
- Bordering the ranch is over thirty (30) miles of Forest Service land which connects two divisions of the Payette National Forest.

31,122 ± TOTAL ACRES • 30,912 ± DEEDED ACRES, 130 STATE ACRES, 80 BLM ACRES
\$62,088,390




WWW.PAINTHORSEKANCH.COM

\$15,000,000 | #22017331

The Painthorse Ranch, Darby
 Over 20,000± sf of luxury living space in multiple dwellings on 90.61± acres with end of the road privacy. Scenic Tin Cup Creek, private lake & more!
Jan King 406.369.4313



\$8,500,000 | #349530

Bridger Canyon Road, Bozeman
 117± acres located on Bridger Creek with unparalleled views of the Bridger Mountains. Used agriculturally since it was homesteaded.
Dan Reddick 406.580.0653



VIRTUAL TOUR AVAILABLE

\$7,999,000 | #22016239

Ashley Creek Ranch, Kila
 1,156± acres in multiple tracts with ultimate hunting grounds out your back door. Two homes, multiple outbuildings & 1± mile of Ashley Creek.
Melinda Morton 406.260.0472



VIRTUAL TOUR AVAILABLE

\$5,900,000 | #350706

Foster Creek Farm, Belgrade
 130± acres encompassed by log cabins, barns, and luxury farm house protected by rolling fields that provide optimal hunting opportunities.
Dan Reddick 406.580.0653



\$2,000,000 | #350459

1 Buckshot Lane, Twin Bridges
 100± acre property situated on the Beaverhead River w/numerous support buildings suitable for additional residential use or new use.
Don Pilotte 406.580.0155



VIRTUAL TOUR AVAILABLE


\$1,678,400 | #22019123

Floweree Springs, Helena
 Beautiful 167.84± acres with Prickly Pear Creek frontage. 360-degree views, recreation & hunting opportunities, all within 5 minutes of Costco.
Ann Snortland 406.438.2839



\$1,650,000 | #354054


Yellowstone Camp, Park City
 Exceptional recreational site with over a mile of Yellowstone River frontage. 19± acres of irrigated farm ground, multiple private build sites!
Don Pilotte 406.580.0155



VIRTUAL TOUR AVAILABLE

\$1,465,500 | #350024

Indian Creek Road, Sheridan
 Two adjoining irrigated tracts in prime Ruby Valley location. Bisected by Indian & Nopariel creeks. Bounded by two County Roads. No Covenants
Frank Colwell 406.596.1076



VIRTUAL TOUR AVAILABLE

\$1,200,000 | #349730


Nason Creek Ranch, Belt
 295± acres in 5 separately taxed parcels in the Little Belt Mountains. Two ranch homes, multiple outbuildings, incredible hunting opportunities.
Dan Reddick 406.580.0653



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\$830,000 | #22010956

Stagecoach Ranch, Darby
 3,286± sf of total living space on 28.87± acres with river frontage plus bordering US Forest.
Jan King 406.369.4313
Rod Freeman 406.369.0320



\$750,000 | #354463

Bradley Creek, Norris
 602± acres bordered on 3 sides by public land w/ Bradley Creek. Multiple building sites. Option to purchase the home ranch w/this parcel.
Michelle Van Dyke 406.596.0805



\$415,000 | #349381

99 Laurin Canyon Road, Sheridan
 5bd, 2ba home on 20.13± acres w/no covenants! Pastures, fencing, hay barn, corrals & loafing shed. Experience Montana living the way it should be!
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101± ACRES | \$973,000

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BIG COUNTRY GRASS RANCH

Judith Gap, Montana
8,090± ACRES | \$7,280,000

RJ PATTERSON

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BOULDER RIVER CABIN

Big Timber, Montana
19± ACRES | \$1,495,000

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