

MAY-JUNE
ISSUE
2020

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MONTANALAND

M A G A Z I N E

MAY - JUNE 2020



MILLER CREEK HUNTING PROPERTY

COVER PROPERTY PRESENTED BY: **CLARK & ASSOCIATES LAND BROKERS** PAGE 23

109+/- Acres Little Rocky Mountains | Dodson, MT 59524 | \$425,000

UC RANCHTM PROPERTIES

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

3,169+/- Acres Hunting Recreation
Hay Ranch



\$4,750,000 | Malta, MT 59538

1,723+/- Acres of Organic Farm
3 Separate Parcels



\$1,700,000 | Malta, MT 59538

455.8+/- Acres Irrigated Farm Land



\$699,000 | Dodson, MT 59538

1,193+/- Acres Irrigated Farm Land



\$1,400,000 | Malta, MT 59538



UC RANCH
PROPERTIES

United
Country
Real Estate

Northwest
Realty & Auction

REALTREE
UNITED COUNTRY
SUNSHINE PROPERTIES

Malta

406-654-2273

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



Reduced

361+/- acres /grain bins; Quonset

- Flat bottom ditches/ gated pipe
 - 337+/- irrigated
 - Southwest of Harlem
- ASKING \$695,000 DENNIS # 218HR8**

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**



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



1694+/- acres/ 2-parcels

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



3,340+/- Productive Grain Farm

- 25 Miles North of Havre
 - Quonset building /grain Storage
 - Fishing pond and cabin
- ASKING \$3,000,000 JARRELL #702BD8**



Motel; Campground & Health Club

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



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**



4,438+/- Grazing Unit

- 2,170 Deeded; 2,268+/- State Lease
 - Well with 7+/- m of pipe; stock tanks
 - 25 Miles NW of Havre
- ASKING \$1,595,000 JARRELL #403CD8**



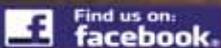
Well Known Auto-body shop

- 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**



160+/- acres with home

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



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Ryan Mayes
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Angela Klein-Hughes
406-860-5653
angelahughessells@hotmail.com



900 RIDGE DRIVE, LAUREL

Builder's own custom home with natural custom wood accents and extra special showcase features. Built with 9" logs. One of a kind in Laurel. Country setting next to town has natural habitat for neighborhood deer, ducks, pheasant, etc. You won't have to leave home to feel like you are on vacation. Wrap around covered deck lets you enjoy the view overlooking the pond. And the shop...plenty of room for equipment, RV, toys and a heated & finished workshop inside with bathroom. Home has a kitchen set up in basement for home based cottage business. Features include: covered decks with logs truss and posts, river rock accents, tongue & groove blue stained pine, conifered ceiling master, steam shower, jetted tub, radiant floor heat in garage, master bath, and basement. Sunroom, wired for sound, hot/cold exterior faucets, gas hook up on deck, outdoor "tiki" bar & firepit and more. MUST SEE! **\$564,500**. Call Hazel or Daniel.



9 DRIFTER DR. - PARK CITY

Fantastic 2.44-acre lot w/ direct river access in a great subdivision located between Park City & Laurel. This lot is adjacent to the Yellowstone River & boasts great views & potential for sightings of wildlife. Underbrush and trees have been cleaned up by the river, so the lot has a true park-like feel. Subdivision also includes park area w/ picnic table & fire-pit ring. Not many building sites left in this subdivision. Property is a few minutes to interstate access & about 20 minutes to west Billings. **\$199,900**. Call Ryan.



WEST OF BILLINGS

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 or Daniel.

- **605 Locust - Laurel** This property is zoned Community Commercial. Modular homes, Multi-family, single family, commercial is allowed. **\$89,900**. Call Angela.
- **W. 1st & W. 2nd ST. - Laurel** 1+ acre site at the edge of Laurel city limits. Call for more details. **\$67,900**. Call Daniel.
- **510 Jackson - Billings 3.640** - acre lot great potential for PUD or single-family units. **\$220,000**. Call Hazel.
- **BIG TIMBER LOTS** Three lots for a total of 2.69 on a paved street w/ service available. **\$330,000**. Call Hazel or Daniel.
- **2200 Shadow Canyon Rd. - Huntley** 10 Acre homesite great set up for a new home to be built or placed there. **\$79,970**. Call Hazel.
- **Naytura Ridge & Open Sky Bend - Laurel** Only 2 lots left. Bring your own builder. **\$77,500**. Call Hazel or Angela.

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Dan 321-4182

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770± ACRES



Hump Creek Ranch - Reed Point

MLS# 297884 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 12--Reed Point

\$1,300,000

PIVOT IRRIGATION



Lot 4-5 Pine Crest Rd- Columbus

MLS# 291524 Awesome property for a ranchette or horse property. Sale includes pivot irrigation system w/pumping contract. Approximately 27 irrigated acres, 9 dryland hay, 5 pasture. Seldom does irrigated land become available in the Yellowstone Valley. Just off Hwy 10, N Boundary I-90 ROW. Buyers/Agents to verify all information. Taxes include additional property. Please do not drive the property.

Area --Columbus

\$499,000



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





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

"Because Experience Matters"



bigskybrokers.com

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



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.

WINEGLASSGRAZINGRANCH.COM



BRAZIEL CREEK

Residential/Recreation Property/Helmville, MT
\$480,000 - MLS # 21909590

- 160 +/- Acres
- Mountains/Views
- Streams/Creeks/Timber
- Borders BLM and State Land

TWO BEAR RANCH (Entire Ranch)
Ranch Property/Fromberg, MT
\$2,395,000 - MLS # 22000678

- 3047 Total Acres
- 2967.49 +/- Deeded Acres
- 80 Acres BLM Lease for 10 AUMs from 5/1 - 11/1
- 68.77 Irrigated +/- Acres/produces up to 300-400 ton of hay
- Summer pastures currently supports 100-150 AUMs
- Pastures are cross fenced with plenty of stock water
- 4 Grain Silos

Approximately 800 Acres Cultivated:

- Agricultural Risk Loss (ARC) & Price Loss Coverage Program (PLC)
- Mineral Rights Negotiable

Home Details:

- 3 Bed/1 Bath/4 Car Garage
- 2380 sq. ft. Living Space
- AC/Geothermal/Forced Air
- 24' x 56' Pole Building



TWO BEAR RANCH (Pasture Land Only)
Ranch Property/Fromberg, MT
\$1,624,200 - MLS # 22000675

- 2707 Deeded +/- Acres - Pasture only
- 80 Acres BLM Lease for 10 AUMs from 5/1-11/1
- Summer pastures supports 100-150 AUMs
- Pastures are cross fenced with plenty of stock water

Approximately 800 Acres Cultivated:

- Agricultural Risk Loss (ARC) & Price Loss Coverage Program (PLC)



CUT BANK CREEK FRONTAGE

2560 Valier Hwy Cut Bank, MT 59427
\$1,399,900 - MLS # 21912711 & MLS # 21912712

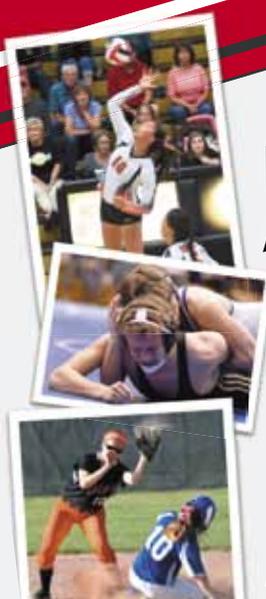
- 1368+/-Acres
- 10 Parcels
- Year Round Water
- Calving Barn
- Hayshed
- Corrals
- Power

Call Philip for Drone Footage and Brochure today.

Call Dan Senecal for more Information/Brochures

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Bill Bahny & Associates

Brokers of Pristine Property

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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



Wicks Farm Ledger, MT

SOLD

110+ Certified organic acres in the heart of the Golden Triangle. This farm has a reputation of having some of the best soils and crops in the area located south of Lake Miles/Tiber Lake within 10 miles of the 2 nicest campgrounds on the lake. There are less than 700 lbs of high-grade gravel on a paved driveway. This property is not only an income property but pheasants and White Deer are a short drive to one of the best Walleye fishing in the state at Lake Elwell and huge Brown Trout in the Missouri River below the dam. There is Tiber Water service on the place with a 70,000 gallon per month contract. This farm has an excellent delivery history with local Organic processors. **\$1,600,000**. Call Walter 406-799-3782



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ewahl@rangeweb.net



Walter Schweitzer
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schweitzer@montana.com

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HOMES RECREATIONAL FARM AND RANCH INVESTMENT COMMERCIAL LAND

INCREDIBLE OPPORTUNITY at a great price. 18.40 acres on the Smith River with lots of frontage. Pavement all the way. Beautiful spot to build your dream home or just bring your RV and enjoy nature at its best, fish, hunt and hike or play all day here. \$89,000 3170005

TURN KEY PROFITABLE neighborhood business with all equipment & fixtures. Great clientele, pool & dart leagues. Excellent gaming casino with extra serving station just for machines. Kitchen and dining area, lots of storage. High traffic count. Great exposure & easy access to the large parking lot. 3180421

8.34 ACRES AND 6.21 ACRES OF COMMERCIAL LAND with lots of potential and opportunity to build your business here. Check with city on proposed land use & zoning \$389,000 each. 3171340, 3171341, 3171337

GREAT LOCATION for development on busy 9th St So and corner of 5th Av So. Has fenced area on half and half of the lot is paved Build and develop this location. Check with the city for proposed land use and zoning. \$79,500 3171338

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 LOCATION FOR THIS NEWER HOME on the West side close to Broadwater park w/ awesome views for the mountains and Helena Valley out every window. Open floor plan, 3 bdrms, 2.5 baths, gas FP in family room, access to walking/ biking trails, deck off dining in the back yard for barbeques. \$332,900 22004042

REMOTE 20 ACRES of recreational ground at over 5000 feet. Has trees and views all around. Can be hard to reach depending on snow & wet road conditions. Sudden Valley area w/lots of wildlife and scenic views. \$20,000 22002439

INCREDIBLE SCENIC PROPERTY off of Highway 427 with Otter Creek running through it. Awesome home sites and this very accessible location and with 160.66 +/- acres for grazing your cattle or horses. This is a once in a lifetime chance to own this incredible piece of Montana. \$354,000 3161979

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

EXCELLENT POTENTIAL ON THIS BUSINESS. Here is your opportunity to own 2 locations that have leases in place. The Taco Del Mar business and equipment and fixtures being sold only. \$125,000 21913387

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 BEAUTIFUL NEWER HOME HAS EVERYTHING READY FOR YOU TO MOVE INTO TODAY. 5 bdrm, 3 bath multi level home w/ open floor plan kitchen, breakfast bar & beautiful newer appliances in slate charcoal, spacious living room, upper level boasts lg master suite w/walk in closet & private bath, lower level has huge family room, full bath & 4th bdrm & laundry, bonus lower level fully finished has additional family/rec room or theater room with 5th egress bedroom, lawn & sprinklers, new trees are already in and ready for your enjoyment. \$424,900 22002825

AMAZING CONDO built in 2007 has 3 bdrms, 2 baths, open floor plan with lots of room. Great opportunity for a great price in Dillon. \$149,000 22003199

Charlie Weber—788-3362	Jennifer & Gary Shea
Pam Davidson—788-8278	Broker/Owners
Nona Munroe—899-2811	



Small Pieces of Montana Acreage



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1426 Front Street

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FEATURED PROPERTIES



BLAINE COUNTY RANCH For Sale – 400 acres with approximately 260 acres irrigated hay land, nice building site with homes, barn & good corrals, and working feedlot, all located along the Milk River and East of Chinook. Good Whitetail Deer and Pheasant hunting. Total price is **\$675,000**. Also, 85-90 acres of more land (35-60 acres more irrigated land) could be included in sale for a Total Price of **\$800,000**. [And nearby 7,000 acres ranch also available for sale.] Call for details, Brokers Shane Ophus at **406-788-6662** or Mark Pyrak at **406-788-9280**.

(406) 622-3803

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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



RICHLAND GRASS RANCH

Richland, Daniels & Valley Counties, Montana

13,455± total acres: 4,225± deeded pasture acres,
1,620± deeded crop/fallow/hay ground acres &
7,608± State lease acres.

\$3,695,000

Contact Colter DeVries at (406) 425-1027
or Denver Gilbert at (406) 697-3961



WOLF SPRINGS RANCH

Cohagen, Garfield County, Montana

Large, 10,550± acre contiguous, well-watered
cattle ranch: 9,130± 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



BLANCHARD BUTTE RANCH

Boyd, Carbon County, Montana

1,065± deeded acres with 548 pivot-irrigated and
103 flood-irrigated acres. Nice improvements.
Abundant wildlife.

Reduced to **\$3,400,000**

Contact Colter DeVries at (406) 425-1027



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



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



HIGHLINE ROAD RANCH

Roberts, Carbon County, Montana

425± total deeded acres with 103± irrigated, 72±
cropland & 249± grazing acres. Nice improvements
with 2 residences. Abundant wildlife.

Reduced to **\$1,400,000**

Contact Colter DeVries at (406) 425-1027



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



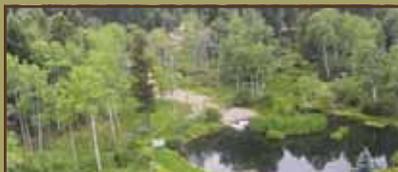
SOUTHEAST MONTANA RANCH

Ismay, Custer County, Montana

1,280± deeded acres & 320± acres BLM lease for
1,600± total acres. 160 acres dryland hay ground.
Ample water. Nice improvements.

\$995,000

Contact Denver Gilbert at (406) 697-3961



GRASSY MOUNTAIN RETREAT PARCEL 2

Miles City, Rosebud County, Montana

2,068 sq. ft. log home, heated workshops, large
barn, horse corrals & more, all on 40.21± acres.

\$995,000

Contact Denver Gilbert at (406) 697-3961



GRASSY MOUNTAIN PARCELS

Miles City, Rosebud County, Montana

• **PARCEL 1:** 20.11± acres. **\$130,000**

• **PARCEL 4:** 20.05± acres. **\$150,000**

Contact Denver Gilbert at (406) 697-3961



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12.37 ACRE RANCHETTE

COLUMBIA FALLS



Every season offers beautiful views in this peaceful location featuring wildlife and starry night skies. Possibilities are endless for ranch or commercial creativity.

- Fenced for horses
- 3072 sq ft home
- Only 17 miles to Glacier Park

\$569,000

MARILYN OLSON 406.270.8479
MOlson@CMPMontana.com

IRRIGATED HAY FARM

CHOTEAU



Rocky Mountain Front 430 acre ranch with 300 acres irrigated hay. Two center pivots, large barn with riding arena, inside stalls, pipe corrals, auto waterers, workshop, and 3 bedroom home.

- Irrigated Montana ranch
- Riding arena with stalls
- 2 center pivots

\$1,950,000

JIM BOUMA 406.590.5375
Jim@CMPMontana.com

1.12 ACRE LOT WITH VIEWS

SEELEY LAKE



Build your dream home in the heart of the Seeley Swan. Drew Creek frontage. Recreation nearby includes cross country skiing, hiking, camping, hunting, boating, and fishing.

- Overlooks Double Arrow golf course
- 110' /30 gpm well
- Seasonal recreation nearby

\$87,000

MARILYN OLSON 406.270.8479
MOlson@CMPMontana.com

BLUE RIBBON LIVING

CASCADE



Your new home on the Missouri River close to amenities. Prime fishing stretch of a Blue Ribbon trout stream. The views of the river, ranches and the mountains are beautiful!

- 4 bed 3 bath large home with fireplace for comfort
- Fenced pasture with hydrants available
- Fireplace, AC, shop and dual ovens in the kitchen

\$595,000

PETE SCHULTZ 406.788.4924
Pete@CMPMontana.com

HARMONY LANE

PROCTOR



Nicely timbered acreage in the heart of recreational paradise. Excellent hunting. Located near Lake Mary Ronan, one of NW Montana's favorite fishing lakes with Kokanee salmon, rainbow trout, and large-mouth bass.

- 10.34 Acres
- No covenants
- Power to property

\$94,500

CAROL TIBBLES 406.253.2893
Carol@CMPMontana.com

480 MOUNTAIN ACRES

MONARCH



Beautiful mountain ranch property. 480 acres bordering Forest Service land. Property has grassland, water and trees. Prime elk, deer and wildlife habitat.

- Power close by
- Spring fed creek and a county road
- Fenced and ready for your horses or cows

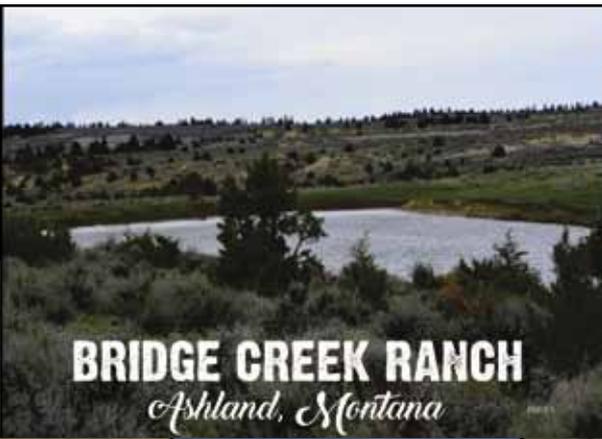
\$995,000

PETE SCHULTZ 406.788.4924
Pete@CMPMontana.com



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
\$1,295,000



75 RED SHALE LANE
Forsyth, Montana
200 ACRES IN WILD HORSE RANCH
• 1 BED/1 BATH CABIN • WILDLIFE • \$350,000



HWY 12 LOT
Baker, Montana
LOT SIZE: 11.77
• DEVELOPERS DREAM! • APPROACH • \$1,000,000



4325 MOON CREEK RD
Miles City, Montana
163 ACRES • FENCED FOR LIVESTOCK
• 1250 SQ. FT. CABIN • WILDLIFE • \$262,500



105 PONDEROSA TRAIL
Ashland, Montana
4 ACRES • HORSE PROPERTY, 2 WELLS
• 1736 SQ. FT. • 3 BED/2 BATH • \$149,500

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Luxury
Montana Homes
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!

Listed presented by:
Vaughn Esper
Broker / Owner
(406) 529-1121
vaughn@esperranches.com

For more photos and information visit
EsperRanches.com



Montana Real Estate Company





JEFFERSON RIVER RANCH • Willow Creek

3/4 of a mile of Jefferson River frontage on this tree-lined 369± deeded acre hollow. It boasts two pivots and a 5,840 sq. ft. home and horse barn overlooking the river. Great views of three mountain ranges—the Bridgers, the Spanish Peaks and the Tobacco Roots. It would make a fantastic family ranch or retreat, where you can have cattle or horses, too! The ranch is also an excellent candidate for a Conservation Easement, to protect its Agricultural value and wildlife amenities, plus give the donor a tax write-off. \$3,500,000



GOOCH HILL RANCH • Gallatin Gateway

Only 8 miles Southwest of Bozeman lays this distinctive 192± deeded acre ranch, with fantastic views of four mountain ranges. 161± acres are irrigated and 31± acres are grazing. It is legally subdivided into 8 individual tracts, and would be perfect for development. Or, it would make a great Conservation Easement to protect the area's scenic beauty & agricultural value, while offering a possible large tax write-off. A beautiful setting to build your new home! \$3,500,000



ELK MEADOWS • Townsend

Back on the market! 320± deeded acres of mature timber & grassy parks, about 26± miles Southeast of Townsend. Borders USFS, with excellent Elk, Moose & Bear habitat. The North Fork of Spring Creek runs the length of the property and there is a small pond just West of the 216 sq. ft. one-room cabin. The owner has an additional 2,068± acres in Block Management, so the new owner could also hunt this acreage. Was priced at \$850,000 ► now \$650,000



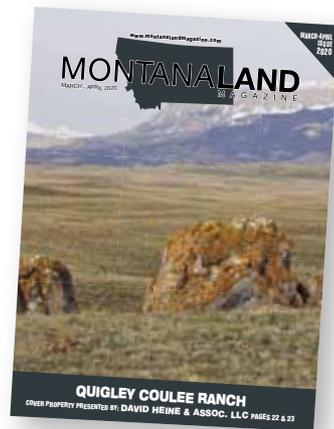
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MONTANALAND

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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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JULY/AUGUST 2020 DEADLINE:
Friday, June 5, 2020

EXCELLENT OWNER FINANCING.



Bull Mountain Property

1920 acres with 1280 deeded of which about 65 acres is cultivated and 640 BLM lease located in the heart of the Bull Mountains. There is nearly a half mile of Hubbard Creek on the property plus springs and two wells that provide water for the livestock and wildlife. Good grass area with ponderosa pines and sand rock bluffs—this is beautiful country. This area is noted for trophy elk and mule deer plus there are antelope, turkeys & upland birds. The land adjoins about 6000 acres of public land. A great place to summer some cows and for a great hunting camp. **PRICE \$1,536,000 Call Trevor 406-208-2280**



Custer, Mt. Ranch

192 acres with nice improvements--1850 ft home, 40 x 120 gounset 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**



Beautiful fully fenced 186 acre piece with great access near Custer Mt. This parcel has electric and a well on site with many beautiful home sites available. There are large open grassy areas and deep timbered draws with a mix of pines, cedar, and deciduous trees. Abundant wildlife with mule deer, whitetail deer, elk, and all sorts of game birds in the area. There are a couple of springs in the draws creating a perfect habitat for wildlife and a great water source for livestock as well. Sitting in the hills above the Bighorn River near Custer Mt. This is a hard to find multiple use property with an easy 45 minute commute to Billings or 25 minute commute to Hardin Mt. and just 5 minutes from Custer. **PRICE \$299,000 Call Trevor 406-208-2280**



3680 Old Custer Road, Custer Mt

Gorgeous 4300 sq/ft home on over 23 beautiful acres overlooking the Bighorn River near Cuister, MT. This large custom in every way home boasts 8 bedrooms 5 baths, large living area with 13 foot ceilings, beautiful open kitchen/dining and living room with large windows taking in the amazing Bighorn River Bottom. The home has beautiful hard wood floors, custom trim and woodworking through out. There are amazing huge Doug Fir beams that frame the private master suite balcony and large stair case and banister. There are two wood burning stoves along with a forced air gas furnace that heats this very well insulated home and keeps it warm and cozy on those snowy Montana nights. Amazing views in every direction from the many large windows, decks, porch and balcony. Beautiful landscaping with stamped concrete, gazebo, u/g sprinklers and many fruit and berry trees. Entertainment at its finest inside and out. To many amenities to list. This is a must see property to really appreciate it. Very private with abundant wild life and great fishing in the Bighorn and Yellowstone Rivers. Good schools in Custer. **SELLING PRICE \$699,000 Call Trevor 406-208-2280**



**A Yellowstone River Ranch
4365 Custer Frontage Road
Pompeys Pillar, Mt**

Beautiful irrigated river front ranch with 161 acres of which 145 is deeded, currently being operated as a registered cattle ranch. Newer pivot that irrigates 50 acres that is planted to very productive pasture hay mix with a good mix of grass and legumes. Excellent working facilities with a 40 x 60 barn/shop that includes indoor livestock working area and a heated office and vet room. There is a nice set of corrals with 10 pens — all with automatic frost free water tanks. Very neat newly finished bunk house plus a very well kept mobile home. Approximately a half mile of Yellowstone River frontage with great fishing for bass, walleye, catfish and more. There is an abundance of wildlife including trophy whitetail deer, turkeys, ducks, geese and pheasants. Year around creek runs full length of property providing good year around livestock water. All of this is located very near I94 and only 30 miles east of Billings, MT. This is a great place for cattle, horses, or kids or maybe all three. **PRICE: \$799,000 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.**



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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.





\$2,200,000

2 bed/1 bath
Farmhouse

Barn w/ stalls,
hay loft and
corrals

Big Game

Upland Birds

Live Water
Fishery

Endless Outdoor
Recreation

**611+/- acres in the majestic
Big Snowy Mtns of Central Montana**

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



\$985,000

5 bed/3.5 bath
Home w/
Attached Garage

Native Stone
Fireplace

Vaulted Ceilings

Loft & Basement

32'x42' Barn

225 Grazeable
Acres with
Reservoir

**272+/- acres with house & barn on
Forest Grove Road outside Lewistown**

Call Jayson Shobe (406) 366-5125 or Dave Phillips (406) 366-2750



\$338,000

42+ ac in Casino Creek Valley

Live Year Round Water

Lots of Wildlife

Multiple Building Sites

Public Road Access

Electricity Available

Call Dave Phillips (406) 366-2750.



\$479,000

Outside Lewistown near
East Fork Reservoir

4bed/2 bath Home

Large Yard with
Mature Landscaping

40 Acres with 30x56 Pole Barn

Additional Outbuildings/Sheds

Call Dave Phillips (406) 366-2750.



\$265,000

32+ ac on Casino Creek Road

Multiple Building Sites

Electricity Available/Well Drilled

Public Road Access

Live Year Round Water

Lots of Wildlife

Call Dave Phillips (406) 366-2750.



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



397 Gordon Road, Vaughn, MT: Selling a 100 acre +/- pivot based on completion of survey. Water right to transfer. Water is gravity flow underground pipe from reservoir. Pivot is in seventh season of use with a year-old stand of alfalfa. Farmer has four years remaining on a ten-year lease. Priced at \$320,000. Call Scott at 406-861-4558 for all the details.



95 Wegner Lane, Ryegate, MT: If you want to get away from it all, this small ranch will do it. Nice 4,400 sq. ft. home, 4 bedrooms, 3 baths, rec room, and double attached garage plus a separate shop building, barn, corrals, & grain storage. Second home with 3 bedrooms, basement, needs some work but could be rented out, if you want. Ponds and two wells. Located 18 miles north of Ryegate. Total of 360 acres all fenced. Lots of wildlife and Forest Service Boundary 14 miles away. Priced at \$695,000. Call Jake Korell at 406-698-4600.



Oswald Ranch, Acton, MT: 1,980 acres grass and improved pasture. Fenced and cross fenced. Located only 16 miles northwest of Billings. Access off Highway 3 and Oswald Road. Grass with great access close to Billings. \$1,149,000. Call Scott at 406-861-4558 for all the details.



Great Development Potential: 60 +/- acres of land south of Hesper Rd, along the west side of S 64th Street W, near Billings, MT. Close walking distance to highly sought-after Elder Grove School. NW corner of property comes in close proximity to Canyon Creek. 11.5 shares of Big Ditch irrigation water to transfer. Most of the land is currently farmed (crop not included) and relatively level for easy development. Priced at \$1,500,000. Call Tim at 406-860-0791 for all the details.



Cherry Springs Ranch Grazing Unit: Located southeast of Bridger, MT. Total of 5,816 acres all in one block. Good fences and excellent water. No improvements. Seven filed water rights. Priced at \$2,500,000. Call Jake, Dick, Scott, or Tim for all the details.



Big Horn Farm: The Big Horn Farm is a large efficient dry land wheat farm located in NW 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, sunflower, 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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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

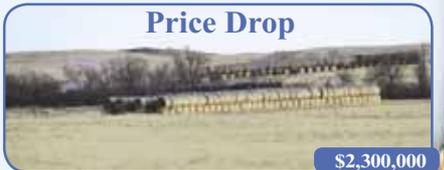
5,000 head CAFO permitted feedlot with 230+/- acres of irrigated farm land and 656+/- acres of pasture fenced in. Pipe and panel fence construction with 2,000+/- feet of concrete bunks and 3,710+/- feet of guardrail fence line feeding. 8 foot concrete aprons and automatic waterers with electric heat. 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

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.

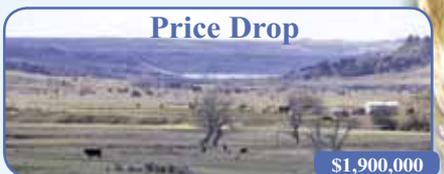


Price Drop

\$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.



Price Drop

\$1,900,000

CONNS COULEE FARM • TERRY, MT

Located 1 mile SW of Terry MT, 347+/- acres of productive Yellowstone valley farm ground. 274+/- acres under pivot irrigation. Fields are currently seeded to alfalfa for hay production averaging 5+/- ton per acre. Irrigation water is from Buffalo Rapids Irrigation District #2 and 1,000+/- gpm private well. Another 30+/- acres could be flood irrigated with modest development.



\$1,375,000

HORSE AND CATTLE PROPERTY • MILES CITY, MT

Looking for a rural property w/end of the road privacy & unsurpassed tranquility? This 136 ac property is productive, irrigated w/a spacious newer 3 bedrm home & exceptional views. Multiple buildings, 30X40 heated shop/garage, 42X96 horse barn w/5 stalls, heated tack room w/water. Enclosed breezeway from barn to the 60X106 indoor arena. Outside there is a 100X200 arena & 2 pens w/loafing shed. 3 wells 50+/- ac under a full circle center pivot & 10+/- acres flood irrigated ground. The remaining 76+/- ac is pasture & buildings.



\$1,175,000

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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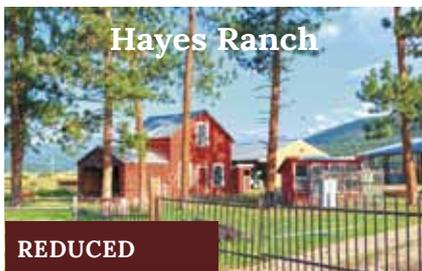
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Ranches for Sale

in & around **MONTANA**

Lone View Ranch Big Sky, MT | 2,631 Acres | \$15.9M Reduced

This legacy ranch is a rare ownership opportunity, located on the private road that connects the fabled fishing of Ennis, Montana, to the legendary slopes of Big Sky Mountain Resort. It offers spectacular vistas, a custom log home and trophy elk hunting.



Hayes Ranch

REDUCED

Potomac, MT | 1,736 Acres | \$5M Owned by the same family since 1888, this working ranch boasts miles of streams, extensive water rights and big game habitat.



Angela Farm East

Miles City, MT | 6,789 Acres | \$4.2M This farm offers excellent grassland with seasonal streams and wells. Now expired CRP ground, it would be suitable for a cattle operation.



Homestake Lodge

Whitehall, MT | 154 Acres | \$2.995M Set in the heart of Deer Lodge Forest, this property boasts a primary residence, cabins, ski lodge, yurt and wedding pavilion.



Daisy Dean Creek Ranch

Martinsdale, MT | 1,652 Acres | \$2.9M This ranch is ideal for a small cow operation or for the hunter, horse enthusiast or outdoor lover.



Warm Springs at Buffalo Jump

Three Forks, MT | 320 Acres | \$1.59M Located 40 minutes from Bozeman, this ranch is an ideal fit for anglers, horse enthusiasts and waterfowl, deer and bird hunters.



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.



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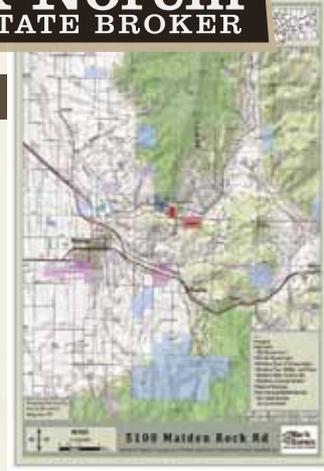
MONTANA, IDAHO, WYOMING, OREGON, NORTH & SOUTH DAKOTA



5100 MAIDEN ROCK ROAD BOZEMAN, MONTANA

NEW LISTING

Unbelievable find at the mouth of Bridger Canyon with over a ¼ mile of Bridger Creek fishery flowing through and Bozeman less than 1.5 miles. +/- 76 acres, being a combination of what one dreams a mountain property should be. Dark timbered elk and mule deer habitat, natural flowing springs, willow lined creek bottom, riparian corridor with lush meadows on either side, maintained County Road access just off Bridger Canyon Road, new "M" bike trail a couple of minutes away and Bridger Bowl just up the road. Several structures in need of revitalization, but sites for new improvements are outstanding. Maybe the finest, near vacant mountain property available in the immediate Bozeman area today. **PRICE: \$1,400,000**



RICHIE, LEMHI VALLEY RANCH

NEW LISTING

SALMON, IDAHO

Just off Hwy 28, 14 miles southeast of the West's finest small town, you will find a small +/- 361.533 acre ranch which includes 81.533 deeded acres with 35.6 acres irrigated by historic 1898 and 1909 water rights, plus a 280 acre Idaho State Lands Lease. A countrified, spacious and well cared for 4,506 sq. ft., 5 bedroom, 3 bath home with two master suites, covered decks and patios, plus country kitchen, oversized pantry, together with attached garage, combines with separate art studio, fenced garden and chicken yard providing a perfect Western lifestyle environment. Hand-hewn, historic looking log barn, plus 3 bay machine building, covered RV storage and private pond complete the Ranch. In all, a very nice small ranch with unbelievable views of 10,000' peaks, lush irrigated meadows, with all adjoining thousands of acres of State, BLM and USFS Public Land.



Purchase all, or Option 1, 26 Haynes Creek Road, 41.653 deeded acres, 280 acre State Lease, plus all improvements, except the manufactured home for \$595,000.00; or Option 2, 58 Haynes Creek Road, 39.88 deeded acres, with +/- 13 acres irrigated, bordering Public Lands plus newer 76'x16', 3 bedroom, 2 bath Liberty Manufactured home for \$295,000.00



BELLAMY, 4TH OF JULY CREEK RANCH

BORDERS US FOREST

SALMON, IDAHO

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**





BIGHORN RIVER RANCH Located on the Bighorn River in the heart of northwestern Wyoming. Boasting 715+/- acres deeded lands, 541 acres are irrigated by four Valley pivots, the property is ideally suited for and in current operation as a winter feed base growing feed crops for regional ranch operations. Contact Jacque Zurcher. \$2,250,000

HEART MOUNTAIN HAY FARM High quality irrigated operation with excellent location in northwestern Wyoming near Cody, featuring 285 acres of irrigated land with Alkali Creek traversing through the property. 330+/- acres, excellent building sites along the creek and great hunting opportunities. Contact Jacque Zurcher. \$1,470,000



ELLIS RANCH Large outstanding livestock operation located in southeast MT, 46,040+/- acres, all in one contiguous block. The ranch has excellent live water creeks, irrigation rights and improvements. Offering a variety of terrain providing habitat and protection for cattle and wildlife. Contact Robb Van Pelt. \$20,500,000



PENDING

Jacque Zurcher
307-631-2855
jacque@ranchland.com

mason  morse
RANCHCOMPANY
www.RanchLand.com

Robb Van Pelt
970-948-0423
robb@ranchland.com

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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.



10 Soldier Creek Rd, Volborg, MT - \$164,900
Attractive older home and established farmstead on 3.5 acres. Nice 34 x 60 pole barn building on site. Close to Hwy 59 between Broadus, MT and Miles City, MT. Lots of upgrades to the home. Great location and country living.



617 acres +/- Volborg, MT - \$650,000
Secluded with amenities! Take a look at this property near Volborg, MT and the Custer National Forest in southeastern Montana. 617 +/- acres with electricity, phone and county road access. Beautiful area!!



410 N Rue. - \$229,000
Well maintained 1,840 square ft. split level brick home in established, attractive neighborhood outside of floodplain in Broadus, MT. 3 bedrooms/2 bathrooms with attached 2 car garage and cement driveway. Vaulted ceilings, wood burning fireplace, large patio, yard, 2 outside storage buildings. Home located on .402 acres and seller is also offering another .241 acre lot adjacent to the home.



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.



82.96 Acres - \$350,000
2,400 sq. ft. insulated metal building on site containing 1,000 square foot living quarters. Living area has 2 bedrooms, 1 bath, kitchen, living and utility room plus large deck. Spectacular views and borders the Custer National Forest.



Powder River Stockmans Club - \$440,000
Restaurant/ Casino business offered as turnkey operation. Real estate, fixtures, inventory, liquor license, restaurant/bar equipment, tables, chairs and décor. Located adjacent to Hwy 212/59. Great visual exposure. Highway 212/59 is popular route for trucks and tourists and this is one of the few restaurants between Hardin, MT and Belle Fourche, SD. 3000 sq. ft. building.

Jack "Slug" Mills Broker
406-427-5317 / 605-645-9611 cell

JT Korkow Broker Associate
406-554-3123 / 406-853-1460 cell

Julie Emmons Sales Associate
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PROPERTY**

MILLER CREEK HUNTING PROPERTY
Broadus, Powder River County, Montana **\$3,191,600**



Located in the heart of some of southern Montana's best hunting areas, the Miller Creek Hunting Property offers a great opportunity to hunt the areas that are abundant large game animals. Comprised of 4,040± acres of rolling hills and pine tree-covered ridges and adjacent to several hundred acres of public land, the property provides excellent cover for the deer and antelope that call Miller Creek home. Traveling elk herds in the area often use the dense tree cover and feed of the property. This property has good border and internal fences as well as a spring and solar well allow for summer grazing of cattle as an income option. The Miller Creek Hunting Property is located just off of the Big Powder River East Road approximately 17 miles southwest of Broadus, Montana.

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



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22 W WHITEBIRD CREEK RD, COLUMBUS, MT 59019

Very rare offering of a highly desirable Stillwater River Frontage 221.50 acre Ranch nestled in the Stillwater Valley South of Columbus. Property consists of 221 acres with +/- 103 irrigated and sub-irrigated acres. There are 40 acres along the river, 78 acres of timbered grazing. The views of the Beartooth Mountains are spectacular.
ML# 301119 \$1,690,000
JOYCE KELLEY 406-780-1371 & SEAN RUSSELL 406-321-2101



0 GATES, COLUMBUS, MT 59019

Commercial Interstate Frontage with signage. 3.57 acres located just North of Columbus on I-90. Lot is currently used for an operating RV Storage business with 7 current rentals. 65 spaces; 30 pull thru at \$50/mo and 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 grveled with perimeter security fence. Electric to the tract with video surveillance system installed. Added bonus is the Beartooth Mountain Views. Ready to maintain the current business or create your own. ML# 302012 \$229,900
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. Excellent horse property includes a 5 stall barn w/ alleyway, squeeze chute, tack room, hay and calving shed. Well w/ frost-free stock water. Cross fenced with 2 corrals. Ditch rights w/ water saving gated pipe irrigation system. Hay potential of 35 Ton. Open kitchen with skylight and breakfast nook. French doors from living/dining rooms and master bedroom lead to beautiful cement patio. ML# 302558 \$750,000
JENNIFER FRANCE 406-321-2071



LOT 16A OVERLAND TRAIL RD, REED POINT, MT 59069

Off the beaten path this 5 acre parcel with a well is tucked in the hills West of Reed Point. Peaceful setting is perfect for a small cabin or home. On occasion you will see deer, turkey, bear and other wildlife meander through the area. Property is near state land for hunting, hiking and recreation, and close to the Yellowstone River access for fishing and boating.
ML# 302122 \$55,000
JENNIFER FRANCE 406-321-2071



0000 ARROWHEAD RIDGE RD, COLUMBUS, MT 59019

You can see in every direction from this 80 acre parcel with breathtaking views of the Beartooth, Crazy Mountains and Yellowstone River Valley. Abundant wildlife and room to grow on this property with several good building sites and end of the road privacy. Already subdivided into four 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# 301514 \$105,000
JENNIFER FRANCE 406-321-2071



59 FELLOWS LANE, ABSAROKEE, MT 59001

Incredible 43 acre property with 53 shares of ditch rights and 500 +/- Stillwater River Frontage. Easy access right on the edge of the cutest town in Montana, Absarokee. No restrictions. You can build your own custom home, raise livestock, bring your RV, have a multi-family vacation get-a-way, fly fish, raft, swim, the options are limitless! These irrigated/riverfront properties do not become available very often along with Stillwater River. Original house/garage is still on the property and out of the flood plain as well as the barn area. Don't miss your opportunity to own this one. ML# 297813 \$450,000
JILL EXNER 406-321-0832



0 EAST RIDGE RD, COLUMBUS, MT 59019

Incredible views and building sites on this 20 acre parcel just out of Columbus. County maintained road nearby to the lot. Few restrictions. Crazy Mountain and valley views. This is a sweet spot for a get-a-way cabin or year round home. ML# 303543 \$55,000
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



LOT #3 WEST BRIDGER CREEK RD, REED POINT, MT 59069

Think of the possibilities building your dream home on 9.134 acres with 2000+ feet of Bridger Creek frontage on a nice county maintained road with easy access. This land borders national forest with trails, horseback riding, hunting, fishing, wildlife and clean mountain air. Electricity is on the property and plenty of water with wells in the area. Great location between Billings and Bozeman. Rare listing so don't let this one get away. ML# 302337 \$119,000
JOE CROSS 406-321-4663



LOT 12-13 PISHKUN RD, NYE, MT 59061

Incredible mountain majesty. The views are endless and the wildlife abounds. This rare 20 acre parcel has many spots to build your home. Enjoy Buffalo Jump private access to the Stillwater River at the North end of the subdivision as well as private access to the Custer National Forest at the South end of the subdivision. This is a very quiet relaxing area and close to a variety of recreation. A true Montana treasure to build your dream home. ML# 280420 \$72,400
JOE CROSS 406-321-4663



LOT #86 YATES RD, COLUMBUS, MT 59019

End of the road perfection? Very rare 10 acre private wooded land only a short distance from Columbus. Electric is in the road and the property is very secluded with several great building sites. Abundant wildlife and do you love to hike or fish? All owners in Countryman Creek Ranch enjoy private Yellowstone River access along with open space for horses and hiking. This one is a must see sought after piece of property nestles in the trees at the end of the road. ML# 285960 \$26,000
JOE CROSS 406-321-4663



221 HAY COULEE RD, ROUNDUP, MT 59072

TURKEY! If you have horses or need acreage for a horse operation look no further than this 55 acre property w/ new barn (75x50) and 2,880 sqft 3b/3b renovated home on a permanent foundation. Barn has 3 stalls and indoor 50x50 sand arena. 80x180 outdoor arena, panels, pens and new fencing. Comes move in ready with all furnishings. Varied terrain with state section in riding distance. ML# 302423 \$369,000
SEAN RUSSELL 406-321-2101



342, 301, & 300 BENDER RD, ROUNDUP, MT 59072

Three separate 160 acre parcels of Elk property in the Bull Mountains ready to be your new home or hunting get-a-way. 342 Bender Rd has one level, 2,841 sqft, 3b/2b home, additional cabin for your guests, underground cellar, barn work shop, and hay barn. Treed acreage with water, fenced and cross fenced. Small cattle operation or horse property. ML# 295988 \$779,000, ML# 295971 \$208,000, ML# 295972 \$240,000
SEAN RUSSELL 406-321-2101



TRACT 2 DILWORTH CREEK, BELFRY, MT 59008

Recreation abound with this 20 acre property bordered by BLM land. Build your cabin or dream home here right under the Beartooths with hiking, hunting and fishing close by. Seasonal Ruby Creek runs through property. Enjoy seclusion and privacy and the views. Access to Custer National Forest through BLM land. 25 minutes to Red Lodge and an hour from Cody, WY. Clarks Fork of the Yellowstone fishing access minutes away. ML# 302537 \$34,900
TRISTA MEIER 406-591-5601



TRACT 4A ROBERTSON DRAW, BELFRY, MT 59008

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-a-way 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



27 HENRY, ABSAROKEE, MT 59001

AFFORDABLE LIVING IN THE STILLWATER VALLEY. Located in convenient neighborhood in Absarokee. 4 bed/2 bath tri-level home in a private cul-de-sac near the city swimming pool/park. Vinyl privacy fence borders 3/4 of the large backyard. Well for watering yard. The front yard features large shade trees where the deer and turkeys like to lounge. This home has plenty of space with 4 bedrooms and 2 living/family rooms. The lower level family room features a gas stove. The attached 2 car garage has 220 outlet and a 10x13 bonus room. ML# 302966 \$234,900
AMANDA CAMPBELL 406-321-0768

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 180 ACRES IRRIGATED
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 4,243 ACRES
 \$2,650,000
 CULTIVATE YOUR OWN WILDLIFE HAVEN!



HUNTING RANCH ON THE MISSOURI FORT BENTON MONTANA



MONSTER BULL ELK!
 WHITETAIL DEER
 MULE DEER
 TROUT
 1-1/4 MILE OF LIVE WATER
THIS IS THE ALASKA BENCH RANCH!
 1,280 ACRES OF ADVENTURE
 VERY PRIVATE AND SECLUDED
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PRICE REDUCTION



Clear Creek Ranch Red Lodge Area

120 Deeded acres in a secluded valley 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. \$1,250,000.

Additional Properties for Sale:

- Molt Ranchettes - 160 acre parcels of grassland - prices start at \$800/acre
- Yellowstone River Ranch #119 - 20 acres west of Columbus with Yellowstone River Frontage - \$129,000
- Rimrock Vista Tract 30 - 20 acre parcel North of Laurel fantastic views up on the rims - \$109,000
- Rimrock Vista Tract 29 - 20 acre parcel North of Laurel with owner financing available - \$139,000



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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! **\$214,900**



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**



00 SHEPHERD ACTON RD - SHEPHERD

320+/- Acres Agricultural but with Development potential! Property is perimeter fenced and has great access on 2 major arterial roads. Existing well indicates other wells are possible. **\$375,000**



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**



7636 SHEPHERD RD - SHEPHERD
60.21 +/- AC - 2 HOUSES - 2 SHOPS - OFFICE

60.21 ac (56 +/- acres irrigated hay/pasture ground). 2 older homes: a 4 bed 2 story and a 1 bed 1 level. Shop metal building: 7,000 sf with high side wall. 2nd shop behind the 2 story home: 1,200 sf. 2 story office is 492 sf, with a long pull-on truck scale adjacent. Property sits adjacent to the Shepherd School campus lending itself strongly toward development in the future! Property fronts on Shepherd Rd (pavement). **\$419,900**



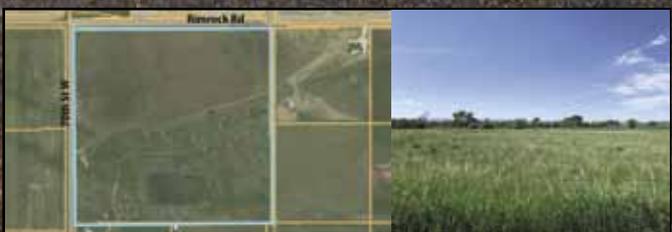
207 N DRY CREEK RD - BRIDGER

87+/- AC - 3B - 2.5BA - 2400 SF. Views of the Beartooths! Property needs a lot of TLC! Very nice home before the previous tenants made a mess of things. Priced to sell in its current condition. Nice cabinets, tile flooring, vaulted ceilings, jetted tub. Walk-out lower level. 2 car tuck-under garage. Off grid with well, solar, and propane forced air heat. Additional 320 acres adjacent also available for a total of 407.8 acres at \$349,000. Property is perimeter fenced. Possible C4D. Ask agent for all details. **\$195,000**



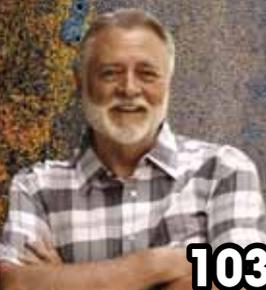
00 PUMPHOUSE ROAD - HYSHAM

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 70TH STREET 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**



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1031 EXCHANGE / INVESTMENT PROPERTIES



201 N 15TH ST, BILLINGS

Commercial retail building 9,900 sf, heated warehouse and office space. Electric: 240 volt - 200 amp. Natural gas space heater. Doors: 14' dock high loading as well as ground level loading. Great frontage, easy access, off street parking. **\$599,000**



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



LEASED WAREHOUSE/SHOP/HIGH CUBE

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

BUILDING 4 UNIT 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



454 MOORE LANE - BILLINGS

Strip warehouse/office/retail space, 4 units ranging 2500-6250 SF, all w/ warehouse w/ 14' doors, approx 1,000 SF of office/retail space. Concrete & metal building, metal roof, high visibility corner, and great lease history. 6.16% CAP rate. Call agent for details! **\$1,350,000**



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



00 CENTRAL AVE, BILLINGS

4.7+/- acre development parcel. Adjacent to Central & Shiloh roundabout; across from Shiloh Commons. Neighborhood Commercial Zoning with exceptional access off Shiloh from both directions. Level, wide L-shaped lot surrounding convenience store parcel. All city services adjacent. **LISTING PRICE \$1,695,000**

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



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\$2,200,000

Huge price reduction on 1320 acres near Red Lodge, MT



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CALTANA RANCH

\$1,650,000

1733 acres located in the sought after Bull Mountains.

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GREEN HILLS RANCH

As you enter the ranch and view the headquarters and beautiful river bottoms, you instantly recognize the pride of ownership Ellis and Betty Doney have for the Green Hills Ranch. The location of the ranch along with the immaculate improvements, would make this 3,990 acres an outstanding purebred operation.

3,990 ACRES **\$3,900,000**



THE ROBIDOU RANCH

Located in Martinsdale, MT with 1,598 deeded acres and 1,724 State leased. Ample water off Daisy Dean Creek and Mud Creek allows the current owners to produce a substantial amount of feed on 170 +/- irrigated acres.

3,322 ACRES **\$2,150,000**



HUNTLEY 140

Productive parcel in a remarkable location. Less than 3 mi. to the Coors Elevator, 14 mi. to Pompeys Pillar, or approx. 13 mi. to downtown Billings. Multiple headgates off the Huntley Canal, concrete lined ditches, a brand new pump, and fertile soils, provide for an ideal mixture of both irrigated and dryland productions!

140 ACRES **\$500,000**

FEATURED LISTINGS

For additional listings visit: www.premierlandcompany.com

NEW



THE HORPESTAD RANCH

The Horpestad Ranch consists of 16,150 +/- deeded acres along the foothills of the Snowy Mountains. Solid range conditions, productive hay meadows and water developed throughout the entire ranch including over 6 miles of Swimming Woman Creek frontage, multiple springs, and a large spring fed reservoir, make this a unique offering!

16,150 ACRES **CALL FOR PRICING**

NEW



EAST FORK RANCH

This unique offering has three miles of the East Fork of Big Spring Creek dissecting its way through 1,000 acres of productive hay meadows. Heavy timber, productive fields, live water, and 4.5 miles of National Forest access, provide exceptional opportunities to hunt healthy populations of elk, mule deer, whitetail deer, black bear, mountain grouse, Hungarian partridge, and much more!

7,319 ACRES **\$14,250,000**





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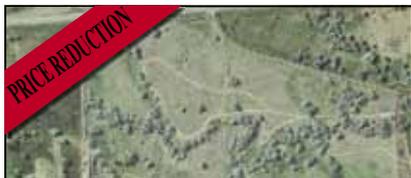
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Of Montana in the Billings Livestock Commission Company Building

Phone: (406) 661-3122



12 MILE CREEK, SHEPHERD, MT

This 21.4 acre tract is loaded with deer and birds. There is a building with electricity, well and septic system. Twelve Mile Creek flows through the property and provides both summer and winter water for your livestock. This is a great place to build your dream home and lots of good pasture for livestock. **\$129,500** Jim Espy 406-661-3122



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



66 COTTONWOOD LN, SILESIA, MT

Horse lovers take note, this 16 acre property has a modern 3 bedroom home, care taker's 2 bed room home, two small barns and six horse pastures with waterers. The Clarks Forks River flows for 1,600 feet on one side of the property plus Cottonwood Creek runs through the property. Wild life is abundant and fishing is great.

All of this within a 20 minute commute to Billings.

\$435,000 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. Contact Jim Espy 406-661-3122



HORSE CREEK GRASS RANCH

If its grass you want, this 14,600 acre ranch has a sea of grass. The ranch is located in McCone County Montana. There are 7640 acres deeded, two State Sections over 5 thousand acres of BLM and 400 acres of private lease. Stock water is plentiful with seven wells, 10 miles of pipeline, two springs and 17 stock dams. 260 acres of hay land can be used for grazing or forage production. The ranch is divided into 13 pastures for range management. Present owner runs 700 cows from mid April to the end of November. Corral system is built to handle lots of cows. Hunting includes antelope, mule deer upland birds and water fowl, and its only about 15 miles to Fort Peck Lake for excellent fishing. **\$4,500,000.** Jim Espy 406-661-3122



126 MCDOWELL LN, SILESIA, MT

This end of the road horse farm has what everyone asks for River Frontage, Wildlife, Fishing and Seclusion. Silesia, Montana is located 22 miles SW of Billings an easy commute to work. The 76 acre property has three quarters of a mile of Clarks Fork River frontage 38.4 acres irrigated and 10 acres of wild (sub-irrigated) hay. There's a three bedroom, three bath home built in 1983. There is a barn with nice horse stalls and small corral. **\$495,000.** For more information and showings contact Jim Espy 406-661-3122 or email jim@ranchmartinc.com.



CLARKS FORK FRONTAGE, SILESIA, MT

91 acres with over a mile of River Frontage with both hunting and fishing. This property has 55 acres of hay land and some of the most beautiful river bottom land on the river. You can see bear, deer, elk, pheasants and turkey on this fine property only 22 miles from Billings. **\$350,000.** Jim Espy 406-661-3122



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



BAKING POWDER CREEK 640, BIDDLE, MT

If you're into hunting this property has over 3,000 acres of BLM and State land contiguous to the 640 acres of deeded. Great deer and elk hunting in game rich SE Montana. Improvements include a pole barn-shed with a nice built-in apartment. **\$640,000** with possible financing. Contact Edward Weidenbach 306-202-4480 eweidenbach22@yahoo.com



TONGUE RIVER ACREAGE, ROSEBUD COUNTY

This 60 acre property has almost a half a mile of frontage on the Tongue River a double wide mobile and a small barn. It is located very close to the Custer National Forest. **\$200,000.**

Contact Edward Weidenbach 306-202-4480 or eweidenbach22@yahoo.com



ROAD 11 N WORDEN, MT

This 58 acre irrigated farm is planted to alfalfa and Sugar Beets and is located on a paved road with nice houses in the area. **\$6000** per acre **\$406,000.**

Jim Espy 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.

Musselshell River Ranch • Musselshell
\$2,700,000 • ML #298361

- Beautiful, productive, recreational property
- 1269 Deeded Acres 226 Acres Pivot Irrigated incldg.: State-of-the-Art irrigation system with "Smart Box Controller" to program; Start, Stop, Emergency Shutdown, Variable Water Applic., End-gun coverage, etc.
- Musselshell River through middle of property.
- Wild game paradise; Elk, deer, pheasants, migratory birds, fishing.
- Complete set of improvements, main house, historic log home, barn, working corrals.

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

Yellowstone Cty. Ranch

- Productive cattle ranch minutes NW of Billings, MT.
- 1400 plus acres (All deeded, approx. 450 Ac. wild hay, balance excellent grazing)
- Very good well with water pipelines to most of the ranch.
- Nicely improved and cared for.
- CALL FOR DETAILS

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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

SPRINGWATER RANCH

This 267 +/- acre ranch is located on a year round trout stream with beautiful views of the Beartooth Mountains. 160 +/- acres in hay meadows with 60 +/- acres irrigated. A spacious 2600 sq. ft. home with a second plus shop and barn. Located between Red Lodge and Roscoe, Montana
PRICE REDUCED! \$950,000

FORMERLY BEAR CLAW STABLE

The Stable is ready to move right in. Set up for wide range of events & sizes. Heated 14-stall, tack room & office. 38 irrigated acres w/ 100' x 240' indoor arena. 100' x 200' outdoor arena plus many other amenities. This Equestrian Estate is a must see to appreciate.

COHAGEN FARM

The ranch has 6,240 +/- Total acres with 640 +/- State lease. 4,384.56 +/- dryland farmed which is presently leased to a neighbor on a share bases for the crop year 2016. Nice home, working corrals good calving/lambing barn with corrals and working corrals.

RANCH AT MELVILLE, MONTANA

Exceptional views of Crazy Mountains. 1,410 +/- Deeded Acres with 640 of those acres irrigable land. Sweetgrass Creek runs through the property. Nice head quarters on property. Excellent wildlife habitat and terrific fishing. \$7,900,000

NEW LISTINGS

169 +/- acres with 60 +/- irrigated. Home, barns, corrals with great location at Rockvale, MT. Live year around spring water. Priced to Sell!

Nice 3 bedroom, 1 bath home on 160 acres close to Billings. Outbuildings with good wells. **SOLD**

CALL FOR NEW LISTINGS!**www.Sidwell-Land.com**
— OTHER RANCHES AVAILABLE UP TO 600AU'S —



SONNY TODD REAL ESTATE

WE KNOW MONTANA!

NEW LISTING!



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



Yellowstone - Boulder Divide Ranch
 Big Timber, MT
\$3,100,000

- 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 and a year round creek
- Connected to grid with back-up generator



Greybear Parcels on the Yellowstone
 Big Timber, MT
 Both Parels - **\$1,512,500**

- Parcel A - \$862,500**
- 115+/- Deeded acres
 - Prime Yellowstone River frontage
- Parcel B - ~~\$877,500~~ \$650,000**
- 135+/- Deed acres; 16+/- State lease
 - Excellent water; ideal for a pivot



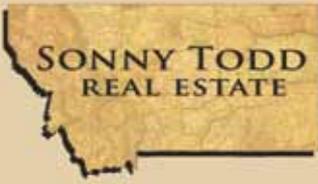
REDUCED!



JR Bar Ranch
 Ismay, MT
\$1,350,000

- 2,451+/- Total Acres
- 1,831+/- Deeded Acres | 620+/- Lease
- Sandstone and Fallon Creek meander through
- Trophy deer genetics, consistent pheasant population
- 4 Bd/2 Ba Historic home, large shop, livestock barn





Logan Todd
406.930.3673

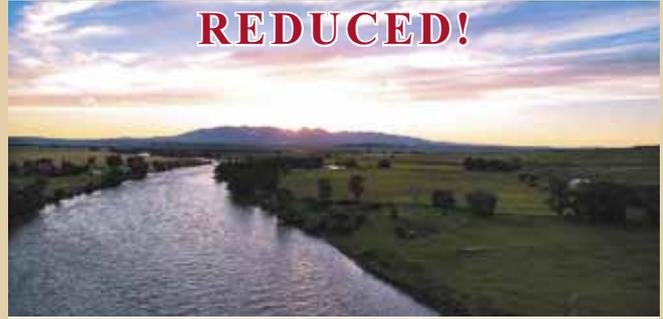


Mary Ann Duffey
406.930.6607



**The Robbie Cattle Company's
Marketing and Development Center**
Park City, MT
\$1,199,000

- 64+/- Acres
- Irrigated and Sub-Irrigated; 5 wells
- 6BR/3BA Main home; 3BD/2BA managers quarters
- Feed lot - 999 animals; arena; 30x60 pole barn
- Two highway billboard signs



REDUCED!

Lane's End on the Yellowstone
Big Timber, MT
\$1,160,000

- 51+/- Acres; quarter mile of Yellowstone River frontage
- 2,333 sq. ft. home with 3 bedrooms and 2.5 bathrooms
- Secluded 400 sq. ft. guest cabin
- Two-car detached garage with room for a workshop
- Beautiful Tulikivi soapstone stove



**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



REDUCED!

Spring Coulee Ranch
Ryegate, MT
\$739,900

- 1,257 +/- Total acres
- 891+/- Deeded acres
- 366+/- Private lease acres
- 3BR/2BA Home; livestock barn; shop; corrals
- Several natural springs
- Good fences





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MAGNIFICENT AMAZING RIVER LODGE - A spectacular 5800+/- sq. ft. with 6-bdrms., 6½ baths, 3000+/- sq. ft. pavilion, shop with apartment. Exquisite high-end finishes & special features. Gourmet kitchen w/prep room, 33 ft. tall window views of river & mnts. in huge great room, separate game room & separate master suite w/private patio. Ideal B&B, family retreat or residence. Recreation paradise for fishermen, river floater's, outfitters, hikers, & endless recreation opportunities. Buy with 120' of river frontage on 3.85 ac. @ \$987,500 or 2.85 ac. @ \$875,000.



MISSION MOUNTAIN FOOTHILLS - 80 ac., 2-homes, shop, outbldgs, 2-creeks, stunning views, excellent access. A nice mix of a wide variety of trees & fertile subirrigated meadows. Just 10+/- mi. to Flathead Lake, near wilderness trails. Private yet convenient. **\$649,000 or 2 homes & outbldgs on 40 ac. \$495,000**



DEEMER CREEK ACREAGE - 60+/- ac. on small creek in rock outcropping lined canyon. Spring w/water rights, mild climate, privacy, good access, 5+/-mi. to Plains, MT. **\$250,000.**

PRIVATE MOUNTAIN VIEW ACREAGE - 40 ac. with 1/2 sub-irr. meadows, 1/2 nice variety of trees. Creeks on 2 sides, stunning mnt. views, just 10+/- mi to Flathead Lake. **\$199,000.**



SPORTSMAN'S RIVER ACREAGE - 80+/- acres with the Middle Fork of Dearborn River running thru it. Nice trees & meadow, good well, power, phone, paved access. Amid great hunting, fishing & recreation with stunning views & great bldg. sites. **REDUCED! \$295,000.**



DELIGHTFUL CREEK - 14.5+/- acres borders Nat'l Forest & a ranch protected from development by conservation easement. Year-around stream, nicely timbered, gentle slope, power, in the beautiful 9-Mile Valley. **PRICE SLASHED! \$197,500.**



LOLO CREEK - Very desirable creek front 14 acres, 19 mi. to Missoula. Borders Nat'l Forest. Trees, meadow, power, phone, paved access, wildlife, views. **PRICE SLASHED! \$275,000.**



UNIQUE ACREAGE - Just 6+/- mi. from Missoula bordering lands protected from development by the Nature Conservancy, this amazing 240 ac. has spectacular panoramic views overlooking both the Clark Fork & Blackfoot valleys. Developed road to numerous building sites, prelim. septic approval, well, springs, nice trees & abundant wildlife, make this very private, yet convenient, large tract very desirable & unique. **HUGE PRICE REDUCTION! \$796,000.**



CONVENIENT INSPIRING LAND - Just 17+/- mi. W of Missoula. 12+/- acres with good South exposure & gentle sloped & benched bldg. Sites. Power, good area wells, great I-90 exposure at exit for **COMMERCIAL** or convenient yet private home site. Nice views, Frenchtown schools. Quick easy access to Missoula. **REDUCED! \$181,900.**



JOCKO VALLEY RANCH - 260+/- acres almost all gravity irrigated. Pond, spring, 2-wells, water rights, 3-bdrm. home, dbl. garage, lrg. mach. shed, 3-hay sheds, outbldgs., stunning mnt. views, well fenced & cross-fenced. Great productive easy & economical to operate ranch just 20+/- mi. to Missoula, MT **\$900,000.**



FISHERMAN'S ROCK CREEK FANTASY - A picturesque setting in the renowned 'Blue Ribbon' trout stream valley, just 26 mi. from Missoula on a paved County road, log 2-bdrm. home with 2 great covered decks & log garage on 2.36+/- ac. bordering Nat'l Forest. Wildlife, stunning views & nearby fishing access. **REDUCED! \$360,000.**



SPECTACULAR SWAN - 102+/- acres, small meadows among towering pines in the incredible lush valley & nestled between 2 Wildernesses & snow-capped mountains. Stunning view, excellent paved access, private secluded original homesite with power, well & developed road. Numerous other potential secluded bldg. sites. A special property in a very special valley. **PRICE SLASHED! \$535,000.**



WATER WONDERLAND GOLF COURSE - An operating 18-hole course & driving range. 3600+/- sq. ft. restaurant/clubhouse/pro-shop, 4-shop bldgs., office bldg., river, creek, & countless fish ponds. 359+/- acres including private island. Scenic, convenient wildlife-filled setting. Development potential, hunting/fishing opportunities, beautiful golf course & facilities. **\$1,995,000.**



DREAM LOG HOME ON 40 AC. W/CREEK - Huge logs, massive stone fireplace, vaulted exposed log beam ceilings, expansive decks, beautiful turn-key private yet convenient Montana home. Heated shop, dbl. Garage & dlx. Barn with office & horse set-up. Panoramic views, park-like setting just 26+/- mi. to Missoula. **PRICE SLASHED@ \$729,000.**



RIVER, CREEK & POND ON 125 ACRES - A secluded private setting at the end of the road, yet only 1.5 miles from pavement. Bordering Nat'l Forest, this beautiful property has an abundance of wildlife & water with a great variety of mature trees. Special building sites, near power & services. Convenient, yet private! **\$299,000.**



BITTERROOT'S BEST - On 40+/- ac. with 1866 water rights. Beautiful single level 3-bdrm., 2-bath luxury home. Nice pond, direct River access, 3-car heated & insulated garage, new greenhouse, shop, barn, multiple outbldgs., great horse set-up, excellent fences, round pen & paddocks. Stunning mountain views, quiet, private & only 5 min. from Hamilton, MT. **\$1,250,000.**

Stelling & Associates is a family run Real Estate office that has been serving our neighbors for over 44 yrs. We specialize in Rural & Recreation properties, as well as Residential, Commercial & Investment property. We offer an extensive knowledge of the many beautiful & distinct areas of Western Montana, & our experience & access to the Regional MLS, and all the regions listings, enables us to provide our clients with personal & well-informed assistance.

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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

BULL MOUNTAIN PROPERTIES



Fishel Creek - Elk Property

This Ranch is located in the Bull Mountains, about an hour and 30 minutes from Billings MT. Approx. 663 acres of land composed of heavy timbered areas, hay meadows, and rock outcroppings. This property has many sources of water including Fishel Creek on the south and a spring fed creek that runs through the north of the property. 4 drilled wells, one for each house and one on the North West corner for live stock and game.

Improvements:

Main house was built in 2014. Approx. 2,432 sqft. - 3 bedroom, 2 bath with an open floor plan. One level living.
 30X70 steel building with 3 overhead doors. Concrete floors finished walls and ceiling, heated and insulated.
 26x30 storage building with one overhead door.
 Guest house was built in 2006. Approx. 800 sqft. 2 story home, very cozy with full kitchen, bathroom, w/d and wood stove.
 30X60 still sided barn w/ a walk-in cooler, a 20 x 20 open shed, and a set of corrals w/ squeeze chut.
 Hunters lodge approx. 1,000 sqft built in 2017, 2 bedroom 1 bath.

Price: \$1,300,000



Anderson Ranch - Elk Property

Approx. 309 acres just 40 min North of Billings MT. Excellent year round access along Highway 87 N. Approx. 2,048 square feet home built in 2003, strategically located to capture the scenic views this property offers. 3 bedroom, 2 bath, with an open concept kitchen-living room surrounded by large windows. Large wrap around deck of the living room.

Approx. 1,024 square feet tuck garage with 2 overhead doors and a man door. Two 10X40 storage containers sitting on concrete pads and a set of portable corrals.

The land offers a good balance of hay meadows and heavy timbered areas. Halfbreed creek runs through the West side of the property. The ranch is fenced and cross fenced. Big game plentiful, turkeys and grouse, a real outdoor paradise.

Price: \$625,000

BILLINGS PROPERTIES



West End Billings Land

Approx. 100 acres of farm land just West of 56th street along Central Ave. Great potential for development with city limits approx. 1 mile away. This property includes a home and garage as part of the sale. Zoning: agricultural open.

Price: \$2,200,000



Yellowstone Meadows Development Land

Approx. 87 acres on a prime west end location. Parcel borders 54th street on the East and 58th street on the West with close proximity to Rimrock Rd. City water and sewer on 54th street, and City sewer on 58th street.

Zoning: Residential 9,600, Residential 15,000 and Ag open

Price: \$4,350,000

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1761 Bellview Road, Choteau, MT
\$10,240,000 | 2,560 Acres | 2,268sqft

This property checks off nearly every box a ranch buyer has. This pristine land borders thousands of acres of both nature conservancy and state leased land with the North Fork Willow Creek running through it. You will love this 4 bedroom, 2 bathroom home. A shop, horse barn, calving barn, and corrals minutes from the house.



8070 Snowshoe Creek Rd, Avon, MT
\$995,000 | 48+ Acres

The original 1800s cabin with a new edition has two t-shaped lofts that break up the space and allow sleeping quarters, or storage! A great covered porch that hangs over Snowshoe Creek and provides a serene outdoor living space for relaxing or entertaining. This property is one of the only private mining sites in the area.



Tbd Grassy Mountain Rd,
Townsend, MT
\$2,250,000 | 1,280 Acres

The perfect mountain hideaway! Live your dream life on 1,280 acres away from traffic & stress. Build your dream home with enough space for all your hobbies. This is truly Montana living don't miss out on this opportunity! Amazing grazing property for livestock.



121 Cimarron Trail, Avon, MT
\$499,000 | 40 Acres | 4 bed | 3 bath

Beautifully redone log home sitting on 40 Acres. Front deck with endless views, great for relaxing or entertaining guests. A small hay meadow can be irrigated with a great spring. Riding arena and potential second home site. Includes a quaint dry cabin perfect for a staycation for the kids.



Tbd Hwy 12 West, Helena, MT
\$1,500,000 | 160+ Acres

Pristine mountain property west of Helena is the ideal location for your mountain getaway, vacation home, small ranch or unique development. Call today to make this Montana Paradise your piece of Heaven on earth.



3130 Upper Indian Creek, Helmsville, MT
\$475,000 | 40 Acres | 2 bed | 2 bath

This gorgeous parcel of land will make your dreams come true! Step into the wild at the ultimate hunters paradise with a stunning log home on 40 acres that is abundant with wildlife and surrounded by forest service! This home is a very remote, off the grid fully self sustainable hideaway.

Rothiemay Farm & Merrills Springs Creek

Rye Gate, Montana • Golden Valley County

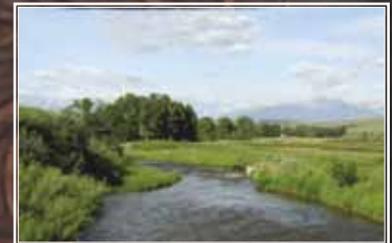
- 18-miles north of Rye Gate, Montana via State of Montana Highway 238
- 5,864 deeded "block unit" with 5,644 acres dry farmland
- 108,500 bu. grain storage with grain drying and aeration capabilities
- Merrills Springs Creek originates on the property and has water rights back to 1880!
- **Competitively priced at \$784 per acre or a total of \$4,600,000**



Bozeman Trail Ranch

Red Lodge, Montana • Carbon County

- 4,716 acre authentic ranch lies on Red Lodge Creek 16-miles north of Red Lodge, Montana
- 4,036 deeded acres, 640-acres of State of Montana Lease, and a 40-acre BLM grazing permit
- Ranch is capable of running 300 - Cow Calf pairs on a year around basis.
- State of the art livestock corral, handling, calving barns, shops, and equipment
- 1,344 square foot manager's home was built in 2012
- 3,840 square foot 4 bedroom executive home was built in 2013
- **Competitively priced at \$11,950,000**



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LARGE ACREAGE WEST OF HELENA

1440 acres of mountain property. Timber has been cruised at \$1.5M. This land has been in the same family since the 1950's. Beautiful acreage with Hope Creek frontage, several springs, 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 fencing and weed control. The property is in 160 acre tracts, but selling all together. **\$3,456,000**



PRIVATE PEACEFUL PARADISE AVON, MONTANA

A spectacular destination. 236+ acres, two parcels, year around access, timbered, large rock outcroppings, meadows, and outstanding views. Surrounded by large ranch holdings, the elk and deer are often grazing the meadows. The large custom, Log and frame home of nearly 4000 sf, with 3+ bd, 2.5 bth, family room, well designed kitchen, a butcher block island, granite tops and dining area. Floor to ceiling stone fireplace, large windows, full deck, fenced yard, sprinklers, heated garage and small green house area. Service buildings include a heated shop, garage space, and guest quarters with bath. The attached barn area has hay storage and stalls with turnouts. Other amenities include an outdoor wood boiler backup furnace, riding arena, pond, two wells, springs and the property is fenced and cross fenced. Many more amenities to share. Call for your private showing today. **\$1,485,000**. For video: <https://youtu.be/eoJq1oYfrBU>



SHOP SPACE AND FENCED LOT

5150 No. Montana Ave has 1.2-acre, chain link fenced lot, and a 3600 sq. ft heated shop with 14' overhead door, retail space and office. No covenants. **\$385,000**.



PAY DIRT LANE NEAR SILO RECREATION AREA

Eight building lots overlooking Canyon Ferry Reservoir north of Townsend. Each lot is approximately 1.4 acre in size and comes with a new well. GPM range 22-50 and all under 180 ft. **\$74,500 each**



BUILDING LOTS IN HELENA

Zoned B-2; 8 building lots located in Helena's upper eastside, near the hospital and Capitol complex. City water, sewer, power, gas and some improvements to and located on the property. **\$585,000**.

Julie R. Abney

Broker/Owner, CRS, GRI CRB 406-459-3200 cell

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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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JULY/AUGUST 2020 ISSUE
DEADLINE JUNE 5



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Orchard Springs Lodge, Helena

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Ann Snortland 406.438.2839



\$9,999,000 | #337823

9440 Bridger Canyon, Bozeman

262± acres that border USFS land. Located on Bridger Creek w/ views of the the Bridger Mtns. Two Modest homes and various outbuildings.

Dan Reddick 406.580.0653



\$9,995,000 | #321234

Trapper's Cabin Ranch, Big Sky

640± acres south of Big Sky, multiple log cabins, barn, corrals, trails, fenced pastures and established infrastructure.

Don Pilotte 406.580.0155



ASHLINRANCHMONTANA.COM

\$7,499,000 | #21807307

Ashlin Ranch, Hamilton

347.29 acres with almost a mile of main Bitterroot River frontage, 5,388± sf main house, 2 bedroom apartment, ranch house, barn, executive quarters.

Jan King 406.369.4313

HOMESTEADRIVERANCH.COM

\$3,625,000 | #21917398

Homestead River Ranch, Darby

85± irrigated acres, river frontage, 5,000± sf luxury home, cabin, shops/barn, hangar, views.

Rod Freeman 406.369.0320

Jan King 406.369.4313



\$2,500,000 | #341100

Black Mtn. Ranch, Paradise Valley

116± acres-100± acres w/gravity flow irrigation. 2 well cared for homes & support buildings. Year round Pool Creek & trout filled pond.

Kim Busby 406.223.7721



\$1,999,900 | #332079

1495 W Cameron Bridge, Bozeman

5,400± sf home overlooking pond. 72± irrigated acres close to the W. Gallatin River & bordered by conservation easement lands.

Dan Reddick 406.580.0653



\$1,875,000 | #329921

Norwegian Creek Ranch, Harrison

1,070± acres in the Tobacco Roots. Privacy but easy access, ponds, springs, excellent grass with 3 bd, 2 ba home. Call for purchase options.

Michelle Van Dyke 406.596.0805



\$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



\$1,395,000 | CALL DON

Willow Creek Ranch, Augusta

1,556± acre ranch, 140± currently being irrigated w/ deeded water & contract water. 3 bd, 2 ba ranch home and working improvements.

Don Pilotte 406.580.0155



\$1,250,000 | #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



\$899,000 | #319823

CR-312, Richland County

"Lewis and Clark camped here on April 30, 1805" 455± acres teaming with wildlife & irrigated farm production.

Dan Reddick 406.580.0653



\$698,000 | #342749

TBD State HWY, Sheridan

115.86 irrigated acres in central Ruby Valley fronting HWY 287 Gravity flow canal water. Excellent candidate for development or conservation easement.

Frank Colwell 406.596.1076



\$495,000 | #322055

Lot 2 Jessica Lane, Sheridan

59.36 productive, semi-private acres near Sheridan w/ gravity flow irrigation by new Valley pivot. Borders State Land. Outstanding views & building sites.

Frank Colwell 406.596.1076



\$399,000 | #332477

Lot 7 Bear Paw Ponds, Big Sky

Enjoy the serenity of the mountains on 20± acres overlooking a trout pond in a community with shared recreational amenities.

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