



MONTANALAND

MAGAZINE

SEPTEMBER-OCTOBER 2021

www.montanalandmagazine.com



NORTHWEST REALTY & AUCTION

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



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

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



Malta, MT|1K Acres|\$1M

County gravel road access from Sun Prairie Road. Currently farmed, all organic. 2 Reservoirs in place, a 46'x59' Quonset and 3, 7,000 bushel grain bins.



Malta, MT|6.8K Acres|\$5.3M

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



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

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



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

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



Dodson, MT|3.2K Acres|\$3M

6,120 total acres, 4,236 deeded acres, 1,149 CRP acres, remainder in improved grass and native range. 3 wells and 3.5+/- miles of waterline. 4 reservoirs. 2 bedroom, 2 bath manufactured home, corrals, shop and barns.
Parcels may be sold separately.



**Northwest
Realty & Auction**



Glasgow

406-228-2273

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



Motel; Campground & Health Club
 • 32 units; RV Park; Owners apartment
 • Gaming and Beer license
 • Junction of US Hwy 2 & Hwy 191 in Malta
REDUCED TO \$1,200,000 Jim #151EW8



1605+/- deeded Farm / Ranch acres
 • 730+/- tillable; 875+/- grazing
 • Farm ground, Native grass,
 • well, reservoirs
Asking \$1,100,000 Casey #278RB



20+/- acre with home
 • Minutes from Malta on Old US Hwy 2
 • 3 bedroom, 1.5 bathroom home
 • Many out buildings, full roping area
ASKING \$349,000 Casey #2120S



3,340+/- acre grain farm
 • 25 N Of Havre
 • 2,978+/- in production / 141+/- in CRP
 • Quonsets, fishing pond
Asking \$3,000,000 Jarrell #702BD

Malta

406-654-2273

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



Busy Supermarket and Meat Shop
 • Family owned business, Saco Mt.
 • Custom meat cutting; specialty meat products, well stocked supermarket
ASKING \$995,000 Jim # 273PS8



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



1694+/- acres / 2-parcels
 • 428+/- North parcel / 1266+/- South parcel
 • \$27,059 of CRP income
 • Well/Reservoirs/Electricity
ASKING \$1,100,000 Dennis #211FL8

Sidney

406-433-3010

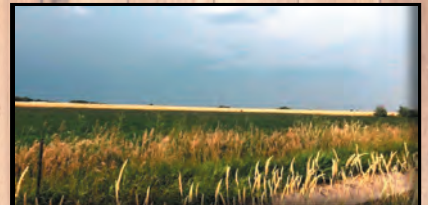
- Alan Seigfreid 406-489-3010**
- Amanda Seigfreid 406-489-0321**



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



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



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



3,871+/- acre productive farm/ranch
 • 30 Miles North of Havre
 • Fencing, Quonset building, grain bins
 • 2,027+/- production / 1,297+/- improved grass
ASKING \$1,750,000 Jarrell #420AF



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

FARM/RANCH

RESIDENTIAL

INVESTMENT

COMMERCIAL



www.ahausofrealty.com
20 Montana Ave. / Laurel, MT
(406) 628-7905



Hazel Klein
406-855-9527
hazel@hazelklein.com



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



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



5734 HESPER ROAD, BILLINGS

Hard-to-find 5+ acre horse property located in highly sought-after area of Billings, Montana's west-end. Property includes a sprawling, ranch-style home w/ 2-car garage, a separate 2-car shop, barn w/ corrals, large pasture for horses. The 3,400+ sq. ft. home is all on one level & boasts 5 bedrooms (2 master suites), 3 1/2 baths, three living room spaces, kitchen w/ dining area & a formal dining room, an office area, & hot tub room. This unique property also includes nice landscaping with ugs, a private patio area, two fireplaces, tons of storage & additional parking, irrigation water available with ditch rights, new roof, new paint on exterior of home, new additional central air unit. \$799,900 Call Ryan Mayes



00 HESPER ROAD, BILLINGS

Looking for a potential building site or space for horses in Billings, Montana's highly sought after west-end? Check out this 2.58-acre lot located along Hesper Road between 56th Street & 64th Street. With so many possibilities, this property makes for a great opportunity. Gas, electric located near lot. Wells, septic are common in this area. Hesper Road has fresh pavement for easy access. Irrigation water can be available for property. Buyer to verify with Yellowstone County all potential purposes for property. \$199,900 Call Ryan Mayes

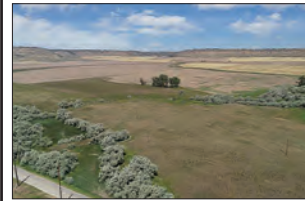


70TH STREET WEST, BILLINGS

Forty acres situated between Rimrock & Grand Ave. off of 70th Street. Cove ditch runs through a portion of one of the parcels. Great potential for development or continue to graze property & hold it. (ML#321630) 1,040,000

70TH STREET WEST, BILLINGS

Twenty acres with good potential. Cove creek goes through a portion of the property. Recorded road easement on the North & West boundaries of property. (ML# 321629) \$580,000 Call Hazel Klein or Daniel Klein



0 GRAND AVE & 70TH STREET, BILLINGS

Various development opportunities with these 163 acres. Property is currently leased for farming & also used for grazing crops to be retained by leasee. Ponds at south end of property. Ditch rights in Cove Ditch #TBD. Call agent for viewing & details. \$842,500 Call Hazel Klein or Daniel Klein

Increase your purchase power with a 1031 exchange

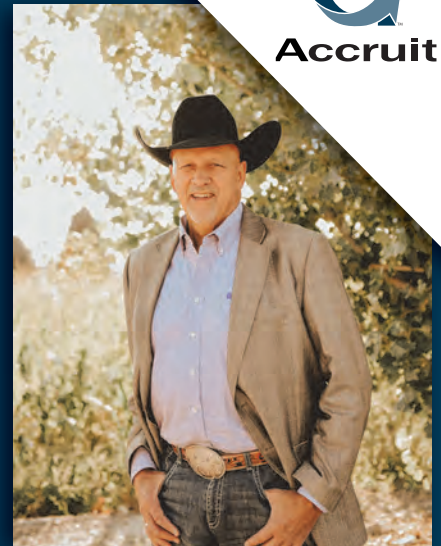
A 1031 exchange allows deferral of capital gains taxes with the sale of real estate held for business use or investment purposes.

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

- (4) 1031-focused staff attorneys, including Max Hansen in the Rocky Mountain region
- Nearly 200 years collective experience in facilitating 1031 exchanges
- Patented workflows to keep transactions safe, secure, and simple

Contact us today for a free consultation

800.237.1031
info@accruit.com
www.accruit.com



Max A. Hansen
Managing Director
406.660.1031 (cell)
8 South Idaho Street
Dillon, MT 59725

FIRST TIME EVER ON MARKET!



ZY Brown Ranch and CHASE HILL OUTFITTERS are located southeast of Big Sandy, MT only five miles off pavement offering privacy, production, and recreation. With over 26,000 total acres including 18,134 deeded acres, and over 8,000 acres of BLM and State lease, the ranch supports 650 cow calf pair and has 5,300 acres of tillable land. Included in the sale is the families 30+ years established Chase Hill Outfitter's business - providing guided hunts and assisting clients in the harvest of trophy Mule Deer, Antelope, and record book Bighorn Sheep. There are two main ranch homes, several homesteads, two staff homes plus several outbuildings including 100,000 bushel grain storage, shops and barns. High speed internet and good access makes this a perfect investment. The ranch is in one block, contiguous and has excellent access. Owner operate or lease to others. A couple of years ago, a Gorgosaurus Dinosaur was discovered on the ranch; was excavated and assembled for a museum quality display. Paleontologists believe there are more to be found. Birch Creek runs through the ranch below timbered draws and much of the landscape is similar to the Missouri River Breaks. Excellent wildlife habitat for birds and many other species. Historic Fort Benton is close by as is the town of Havre with more services. Call today for more information!



Don Pilotte
 406.580.1055
don.pilotte@bhhsmt.com



Jan King
 406.369.4313
jan.king@ranchmt.com

BERKSHIRE HATHAWAY
 HomeServices
 Montana Properties

MONTANA RANCH PROPERTIES
 RECREATION | LAND | SPORTING | AGRICULTURE

Bill Bahny & Associates

Brokers of Pristine Property

2711 Airport Road, Helena, MT 59601
800-237-7844
realestate@montana-ranches.com

More Listings & Virtual Tours
at
Montana-Ranches.com

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



Holst Land and Cattle

Baker, MT

BACK ON MARKET

About 30 miles south of Baker, MT is 3,000 acres of which 700 are dryland hay producing 1-1 1/2 tons of hay. Carrying capacity of 200 pairs. Many buildings are all in excellent shape with a very comfortable, centrally air-conditioned home plus a newer double wide.

Well-watered with 2 years around creeks, electric wells, windmill, and a small pipeline.

Priced to sell at \$750/ acre, \$2,250,000

Call Bill 406-594-7844



Off Grid Cabin Mosby, MT

SALE PENDING

Located approximately 15 miles north of Mosby, MT is a remote 1,500 square foot Off-Grid hunting cabin on 320 acres surrounded by public land. There is a large water tank that gravity flows to the cabin to provide water for dishes, shower, and toilet. This property lies in the Missouri Breaks 700 hunting district which is a special draw for record bull elk and a general tag for mule and whitetail deer. Come take a look at this neat cabin nestled into Montana's Famous Missouri Breaks!
Priced to sell at \$320,000 Call Tyler at 406-491-3756



Sleepy Hollow Ranch Fishtail, MT

SALE PENDING

Just a few miles south of the quaint little town of Fishtail, MT, is the Sleepy Hollow Ranch. 400 acres of green grass, willows, Quaken aspen, pine trees, and the most spectacular view of the Absaroka Beartooth mountains. Home to big bull elk and mule deer along with sharptail and ruff grouse. Has a year-round creek that runs the length of the ranch that is spring-fed by a multitude of springs. The owner has been running 30 pair of cattle as summer pasture. Surrounded by conservation easements. A unique piece of Montana.
\$2,375,000 Call Tyler 406-491-3756 or Bill 406-594-7844



Horton Ranch Fromberg, MT

SALE PENDING

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



Luxury Lakefront Home

This custom-built three-bedroom, four-bath Mediterranean home boasts 5,000 total sq. ft. on six +/- acres. Four plus years old, new and original owner! Over 1,000 sq. ft. frontage on Baker Lake with your own boat ramp set a lifestyle of peace and tranquility. Exquisite details throughout include high Coffey Step ceilings, Cambria countertops, storage galore with floor to ceiling custom wood cabinetry/bookcases, tile flooring, Pella windows, and sliders with built-in shades, Gas Radiant floor heating, whole house hot water on demand, Girard Metal Barreled roof, gas forced air furnace and central AC system. The grand foyer welcomes you into an amazing great room that flows through the large dining room and a chef's kitchen featuring an expansive breakfast bar, Wolf gas stove, double convection ovens, built-in microwave, subzero refrigerator, and large walk-in pantry.
\$1,900,000 Call Bill Bahny 406-594-7844

RANCH/FARM SPECIALISTS



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



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



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



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

Bighorn River Duck Hunting Property (Fort Smith MT)
\$625,000

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



MLS # 317909
COUNTY Big Horn
TYPE Recreation
AREA (18) Fort Smith

SCHOOLS **ELEMENTARY** Hardin
MIDDLE SCHOOL Hardin
HIGH SCHOOL Hardin

Bighorn Meadows Sub
\$125,000

Located one-half mile below the famed 3-Mile Fishing access lie the Big Horn Meadow estates. These builder-ready, 5+ acre lots, sit just feet from the banks of the Bighorn River and come with access to the subdivision's private boat launch. Extensive wade fishing opportunities extend in either direction from your private access creating the ability to be on the water earlier, and fish hatches later into the evening than other anglers. With only 2 lots, and quality minded covenants/restrictions, Big Horn Meadow will ensure the value of your dream getaway for the future. Don't miss your opportunity to build a legacy on one of the country's premier fishing and waterfowling destinations. Contact us today for CCRs and a plat map!



MLS # 291605
COUNTY Big Horn
TYPE Residential
AREA (18) Fort Smith

SCHOOLS **ELEMENTARY** Hardin
MIDDLE SCHOOL Hardin
HIGH SCHOOL Hardin

186 Painted Horse Trail
\$369,000

Located in the popular Delphia area just 21 miles from Roundup, MT and 71 Miles to Billings Logan International Airport lies Painted horse trail. This 4 bed, 2 bath, 2018 built home sits on a permanent foundation and qualifies for most all standard loan types, including FHA and VA. A large deck, fenced yard, and 2-car prefab garage also rest on this secluded 20 acres. While immensely private, the home lies only 4, well-maintained, gravel miles from US Hwy 12. A good producing well is in place and feeds the home and garden. Excellent timber remains on the property which has been selectively cut to reduce fire danger and create a huge amount of firewood for the next owner! Overall, this property provides its owner with seclusion, accessibility, and comfort, all at a price point that can be hard to find in Montana.



MLS # 321955
COUNTY Musselshell
TYPE Residential
AREA (11) Roundup

SCHOOLS **ELEMENTARY** Roundup
MIDDLE SCHOOL Roundup
HIGH SCHOOL Roundup

1471 4 Mile Rd
\$350,000

Here is an opportunity to own a full 640 acre section of Montana's grasslands which opens up access to an additional 640 acres of landlocked state ground. This property has been newly fenced with 4 strand barbed wire in preparation for grazing. Prior to grazing, a solar well would need to be installed but a driller has assessed the property and believes water to be at 200-400 feet. A retention pond would also be a solid option as the property does have good drainage coulees. In regards to hunting, this section lies in the 530 mule deer and antelope district which is known for excellent size and easy draw odds. The development of a water source would create an antelope hunters sanctuary with the bow. Mineral rights...yes they transfer and the owner has been approached recently about leases and royalties! Whether for grazing, off-grid living, hunting, or mix of them all, 4-mile is a fit.



MLS # 321310
COUNTY Musselshell
TYPE Lot/Land
AREA (11) Roundup

SCHOOLS **ELEMENTARY** Melstone Elementary School
MIDDLE SCHOOL Melstone Middle School
HIGH SCHOOL Melstone High School



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



Small Pieces of Montana Acreage



Jon Ussin, Broker - 406-855-4572
Carlos Davey, Broker - 406-690-2564
David Route, Realtor - 406-698-2377

www.ubars.net • (406) 652-1151



The Rose Clear Creek Ranch
78 Acres
19 Elbow Creek Rd, Roberts, MT

This property is located along Clear Creek Road and Elbow Creek Rd. Roadway is paved within 3/4 of a mile of the ranch offering excellent year-round access. 1/4 Mile of Clear Creek traversing through the property offering wonderful fishing. Several springs on the property provide another excellent water source for future pond development. Older home located along the creek has not been lived in for years could be renovated by the new owners, several other outbuildings located throughout the property. Property is entirely newly fenced and surveyed. Several wonderful building site throughout the property offering huge views of the surrounding Beartooth mountain Range. We invite you to call our office for your private tour of this one of a kind rare offering, located only 10 minutes from Red Lodge Montana **Price: \$639,000**

CENTURY 21

Shea Realty

3015 10th Ave. South
Great Falls, MT 59405

FORTY YEARS
of excellence

761-2811

Listings on www.RealEstateMT.com

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



HOMES RECREATIONAL FARM AND RANCH INVESTMENT COMMERCIAL LAND

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

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

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

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

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

COMMERCIAL BUILDING located in Prime Location on 10th Ave So. Several separate office spaces through out and 2 lg open rooms on one side. The other side has a lg office and or conference room plus lg open space for several types of businesses for rental income. Had been used as a telephone call center. \$330,000 22111682

THIS HAS BEEN AN EXCELLENT BUSINESS & is an opportunity to have a complete mechanics business or a shop/garage to do your own mechanic work. Loaded truck, shop w/car lift, reusable oil furnace & GFA furnace, office space, rest room & more space to add or build on. \$194,000 22112212

THIS IS A GREAT INVESTMENT opportunity. There is room to build more storage units by adding another building. There are 22 units in each building and all 44 are rented at this time. \$229,000 22112194

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

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

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

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

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

320 ACRES WITH PONDERA COULEE CREEK RUNNING THROUGH half of it and next to 640 acres of State ground. Sellers have planted 300 seedling poplars. This would be a good location for a home and for pasture ground or hay. Whatever you dream of.

Residents can enjoy one of the most versatile recreational areas in Montana, Tiber Dam-Lake Elwell. Provides year round angling for walleye, northern, sauger pike, native trout and more. For boaters & swimmers the area boasts over 178 miles of shore line, a marina & 5 well maintained boat ramps. \$320,000 22106098

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

Endless Outdoor Recreation



\$2,200,000

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

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

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



Prime Farm Land



\$1,498,000

830+/- Acres on the elite Everson Bench near Denton, MT

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

Call Keith Derks (406) 899-5600

Magnificent Hunting Property



\$1,450,000

600 acres of mixed timber and open meadows on Swimming Woman Creek

600 acres of prime wildlife habitat • Borders public land
Access by easement • Elk, deer, turkey and more!
Developed spring with tank provides water year-round

Call Judi Martin (406) 366-0727 or Dave Phillips (406) 366-2750



Central Montana Farm Land



SOLD
Tewest ig!!

\$696,000

485 Acres of gentle, rolling terrain accessible by county road

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

Call Jayson Shobe (406) 366-5125



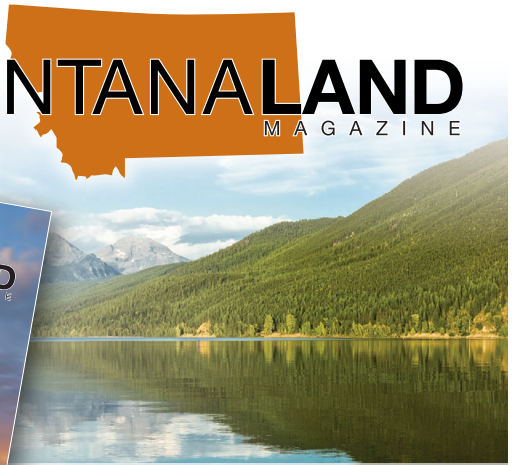
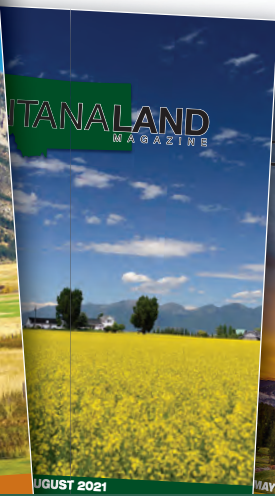
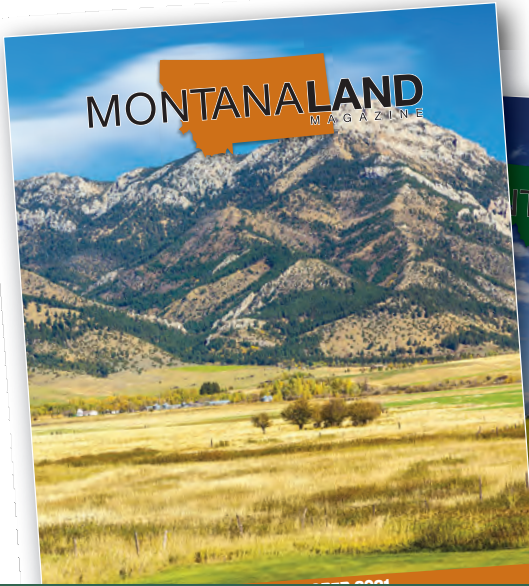
Broader Exposure for Your Listing
See all of our listings at www.ShobeAuction.com.



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



MONTANA...WHERE THE FUTURE IS TODAY.





MONTANALAND MAGAZINE

Check out our website!
montanalandmagazine.com

SUBSCRIPTION INFORMATION

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)

Name _____
Address _____
City _____
State & Zip _____
Phone _____
Email _____

Check enclosed payable to – The MONTANA Land Magazine
  Credit Card No. _____
Expiration Date _____
  Name on Card _____



MONTANALAND MAGAZINE

The Montana Land Magazine Has Been Published Since 1982
Montana Land Magazine ~ 401 N. Broadway ~ Billings, MT 59101 • 406-657-1212 Fax: 406-657-1345
bigsky@montanalandmagazine.com

SPORTS
AFIELD
ESTABLISHED 1987
TROPHY PROPERTIES.



CLEARWATER
MONTANA PROPERTIES

Clearwater Montana sales associates live, breathe, and love the areas they serve. You'll get local insight that can't be found anywhere else!

Call your local CMP associate today!

BULLDOG RANCH • THE RANCHES AT BELT CREEK • 15 ACRES • \$2,850,000



Rare opportunity to own at the Ranches at Belt Creek (RBC). Enjoy 360-degree views of the surrounding mountains and rolling plains from this 5-acre, fully landscaped parcel with approximately 6,000 SF of total living quarters. It includes a beautiful 4,000 SF, 5-bedroom, 4.5-bathroom custom home with hot tub, a 3-car garage/shop, and a 1-bedroom, 1-bathroom apartment (kitchen, living room, dining area, laundry). The Bulldog Ranch is partially furnished, turnkey, and well-suited to residential, recreational, sporting, and VRBO-minded buyers. An adjacent 10-acre parcel is ready to be developed.



The Ranches at Belt Creek is a gated community with a full time on-site property manager. **Exclusive membership benefits include the following owner amenities: clubhouse dining with private chef, activity and guide services, equine program, ATV tours, and 8,000± acres of ranch lands with private stream access, and much more.** Owners can put their home in the RBC rental program when they are not using it. Located approximately 30 minutes from Great Falls, Showdown Montana ski area, outstanding fly fishing, wingshooting, hunting, hiking, riding, skiing, and access to public lands.

PAUL ROBERTSON • PRobertson@CMPMontana.com
406.946.2725 • www.birdogmontana.com

Clearwater Montana sales associates live, breathe, and love the areas they serve. You'll get local insight that can't be found anywhere else!

Call your local CMP associate today!



**SPORTS
AFIELD**
ESTABLISHED 1988
TROPHY PROPERTIES.®



NEVADA CREEK RANCH • HELMVILLE
3,246 ACRES • \$6,400,000



Nevada Creek Ranch is the quintessential Montana mountain valley ranch. This scenic ranch offers 3,246± deeded acres plus 120 acres leased. A fantastic combination of mountain summer grazing and irrigated hay ground supports 200 head. The valley meadow, high mountain scenery, and forever views from high vistas within the ranch are simply breathtaking. MLS #22008803

KEVIN WETHERELL • 406.677.7030
Kevin@CMPMontana.com

CLEARWATER RIVER LOG HOME
SEELEY LAKE • 27.9± ACRES • \$975,000



This Rustics of Montana log home sits on 27± acres in the riverfront meadow as you enter the town of Seeley Lake. Mostly flat with pasture/hay ground and irrigation water rights, the waterfowl and whitetail deer are drawn to the ~1 acre pond and over 900' of river frontage. The views look to the snow-capped peaks of the Bob Marshall Wilderness. MLS #22105911

KEVIN WETHERELL • 406.677.7030
Kevin@CMPMontana.com

BURNT HOLLOW RANCH • DEER LODGE
41.78± ACRES • \$800,000



On the east side of Deer Lodge on Burnt Hollow Road is where you will find this nice level 41.78± acre hobby ranch. The property includes a 3-bed, 2 bath, 2,651 SF one-level home, 30x38 shop, pole barn with stalls and tack room. It is perimeter fenced with an established orchard, pond, and mountain views. MLS #22019179

YVONNE HANSON • 406.498.3177
JOHN HORTON • 406.550.7300

DIAMOND T RANCH • MELROSE, MT
493± ACRES • \$6,500,000*



The Diamond T Ranch is located along a mile-long stretch of the lower Big Hole River traversing 314± acres of lush river bottom. Exceptional water rights combined with productive ground under 3 pivots, and several wheel and hand lines produce 750 tons of hay per year. An additional 181± acres along the foothills of the Pioneer Mountains, adjacent to BLM land offers incredible recreational opportunities. MLS #22107147
*Custom 5-bed, 4.5-bath home offered with full acreage for \$9.25M, or separately on 2 acres for \$2.75M.

NICK DODGE • 406.593.2666 • Nick@CMPMontana.com
KATIE REILLY • 406.498.9566 • KReilly@CMPMontana.com

BANNOCK PASS RANCH • DILLON, MT
1,280± ACRES • \$3,500,000



The Bannock Pass Ranch is available for purchase for the first time in 25+ years. The ranch is just under 1,280± acres of mixed pasture and timber, situated in the Beaverhead Mountains in SW Montana. Nip and Tuck Creek flows through the entire ranch, and holds small trout. The ranch is surrounded by public lands - BLM, USFS, and State. This is an exceptional elk hunting property in a general district, and may be a great opportunity for an outfitter. MLS #22110882

NICK DODGE • 406.593.2666 • Nick@CMPMontana.com



www.clarklandbrokers.com

LandReport

2011-2021
AMERICA'S
BEST
BROKERAGES

Toll Free 844.876.7141

A Real Estate Company Specializing in Farm, Ranch, Recreational & Auction Properties

736 S. Main St. Lusk, WY 82225



WOLF SPRINGS RANCH

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

\$5,125,000

Contact Denver Gilbert at (406) 697-3961



LONG BRANCH FARM

Jordan, Garfield County, Montana
7,101.17± total acres; 4,911± acres dryland/cultivated ground, 1,557± acres native pasture, 632± BLM acres. Highly productive, 2 sets of improvements.

\$4,600,000

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



FIVE F FEEDERS

Belle Fourche, Butte County, South Dakota
880± deeded acres with 612± irrigated acres & DENR approved 4,000 head feedlot. Improvements include truck washout, truck scale, processing building with hydraulic chute, two houses and more.

\$4,000,000

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



TURKEY TRACK RANCH

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

\$7,350,000

Contact Clark & Associates at (307) 334-2025

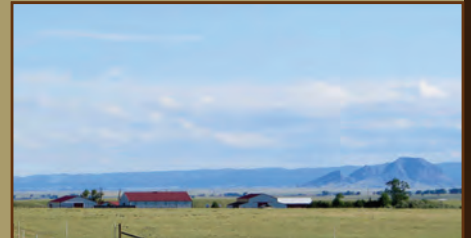


BIG HORN HUNTING & FISHING RESORT

Fort Smith, Big Horn County, Montana
16.70± deeded acres with guest cabins, RV hook-up sites, restaurant & fly shop.

\$2,200,000

Contact Colter Devries at (406) 425-1027



WIND RANCH

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

\$2,975,000

Contact Ron Ensz at (605) 210-0337



SPRING CREEK RANCH

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

\$4,975,000

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



PRAIRIE SMOKE HUNTING RANCH

McClusky, Sheridan County, North Dakota
837± deeded contiguous acres, lodging for hunting parties of 8-10 plus cleaning facilities, shops, kennels and more!

\$1,950,000

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

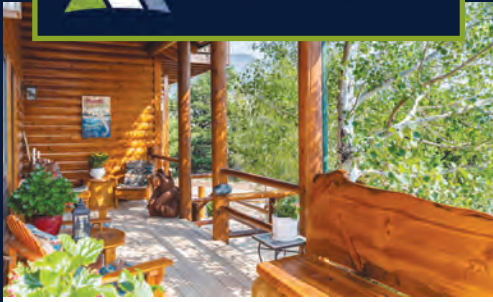


21 ACRE DEVELOPMENT LAND

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

\$840,000

Contact Colter DeVries at (406) 425-1027



NYE, MONTANA 9 HAWK TRAIL
3 BEDS • 3 BATHS • 3,968 SQFT • \$628,000

CUSTOM ROCKY MOUNTAIN HOME - Superb Quality and Craftsmanship - One owner - meticulously maintained. Rural keypad gated community with Ranch Manager. Built in 2000, 3,968 sqft, 3 bedrooms + bunkroom, 3 bathrooms. Open floor plan, **VAULTED** ceilings, Two Rock Fireplaces. Two primary bedrooms with en-suites, family room with **WET BAR**, 2nd kitchen/hobby room. Efficient 6" walls and 14" ceilings. Mature landscaping.



NYE, MONTANA 6 FOREST TRAIL
3 BEDS • 3 BATHS • 3,060 SQFT • 200 + ACRES • \$575,000

ROCKY MOUNTAIN CABIN oriented to maximize the Mountain Views. In a rural keypad Gated Community with Ranch Manager. Build in 2000 with 3,060 sqft, 3 bedrooms + non-egress room, 3 bathrooms. Open concept main level, vaulted pine ceiling, hardwood floors, rock fireplace. Upper is the primary suite. Walkout lower family room with views. Covered decks on main and lower, balcony on upper. The ranch has fishing ponds, trails on 200+ acres of association land. Flyfish on the Blue Ribbon Stillwater river across the road.



NYE, MONTANA 10 BIG SKY TRAIL
2 BEDS • 2 BATHS • 1,743 SQFT • \$328,000

MOUNTAIN CABIN with up close mountain views in Nye, Montana. Easy access in a rural keypad gated community with Ranch Manager.



NYE, MONTANA EAGLE TRAIL RETREAT
3 BEDS • 2 BATH • 4,104 SQFT • 20 ACRES • \$1,325,000

Indigenous colors tie the relaxed high-end 4,100 sqft house to 20 acres of south facing meadows.



RICK ENNENGA
 SALES-ASSOCIATE | 406.780.5700

RICK YOUNG
 SALES-ASSOCIATE | 406.321.1534

CYNTHIA Z COLBERT BROKER-OWNER
 406.328.4000 | cynthia@ColbertRealEstate.com

Are you ready to start your land legacy?

Let us list your Montana property or help you find the perfect patch of farming & ranching land, hunting destination, getaway cabin, or dream home!

Esper Ranches is a family business run exclusively by Dad, Daughter, and Granddaughters. Choose us and you will receive the knowledge of a licensed outfitter with over 30 years of experience who specializes in knowing the best land for recreation, hunting, farming and ranching. List with us and you will have a personalized selling experience with a customized campaign to sell your property—including ad publications, national internet & social media coverage, and a comprehensive buyer network.

Whether we list your property or find your perfect piece of Montana, we are ready to help you embark on your next journey. Give us a call or visit our website today!

See our NEW listing
in the Missouri Breaks!
\$224,000 | 39+/- Acres



Rarely does a property of this caliber become available. Here is a rare opportunity to own a unique secluded property in HD 410 behind a locked gate. The cabin is small but comfortable, fully furnished and complete with views of the Snowy Mountains and Judith Mountains. The property has lots of timber and rolling hills and breaks and a small spring that attracts numerous species of wildlife including mule deer and elk. Don't hesitate to see this beautiful property. It won't last long!



Call Vaughn at
(406) 529-1121 or
visit: EsperRanches.com



Sun River Farm/Ranch -

233 Acres:

located in central Montana, W of Great Falls and along the Sun River for nearly 1 mile. Includes **67 acres of irrigated hayland**, 139 acres of dry cropland, 27 of grassland & trees along the river, and more water rights to irrigate another 60 acres. There's room to build a nice home, a large barn and equestrian facilities. Farmland is leased for annual rental income. Deer & Pheasant hunting on this property. Near the Rocky Mountain Front where there's more great hunting and fishing. Property is priced at \$864,905. Call Mark Pyrak, Broker 406-788-9280, or go to www.fbrealty.com



Farm/Ranch & Home & Gardens:

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



MAIN HOME AND BUILDING SITE

Montana Farm Investment -

9,200 Acres:

located in central Montana, N of Lewistown. Includes **7,200 acres of cropland**, two homes & two sets of farm buildings with 1/3 million bushels grain storage and a 4,000 head feedlot capacity. Local cropping practices include Winter & Spring Wheat, Barley and Pulse Crops. Irrigation rights and development are possible. There's Elk, Deer, Antelope & Pheasant hunting on this farm, and fishing in this area. **Enjoy income and modest Return On Investment with Hunting privileges as a significant Montana Land Owner.** Farm is priced at \$17.5 Mil. Call Mark Pyrak, Broker 406-788-9280.

To see Incredible Aerial Video of this Property, go to link below:
https://www.youtube.com/watch?v=jgBiT_fFu8I&feature=youtu.be



Sun River Farm/Ranch -

159 Acres:

located in central Montana, W of Great Falls and along the Sun River for nearly 1 mile. Includes 95 acres of irrigated hayland, 139 acres of dry cropland, 27 of grassland & trees along the river. Includes Quonset storage bldg & set of corrals. Deer & Pheasant hunting on this property. Near the Rocky Mountain Front where there's more great hunting and fishing. Property is priced at \$800,000.

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

FBR

Fort Benton Realty, LLC

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



PAT SCHINDELE

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



Each KW office is independently owned and operated



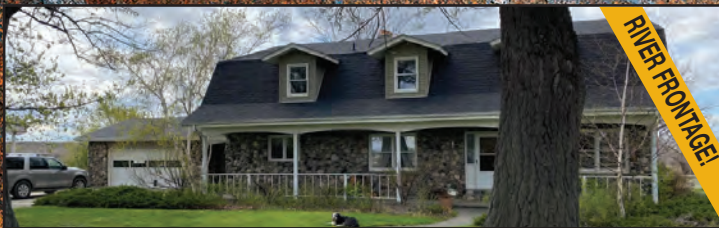
352 BOYD COONEY DAM RD | JOLIET, MT
48+/- AC - 2 BD - 1 BA - 1H/BA - 992 SF

Half mile of frontage on Red Lodge Creek! Pivot irrigation! 42'x72' shop with insulated work area, 14' door and 12' door - one on each end of shop. 480 power service. 48+/- ac under pivot irrigation, 10+/- ac under gated pipe. 2 Valley irrigation pivots w/ cellular start function. Deer! Pheasants! Ducks! Geese! Cranes! And much more! Almost like your own private wildlife refuge! Call agent for details. **\$1,150,000**



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

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



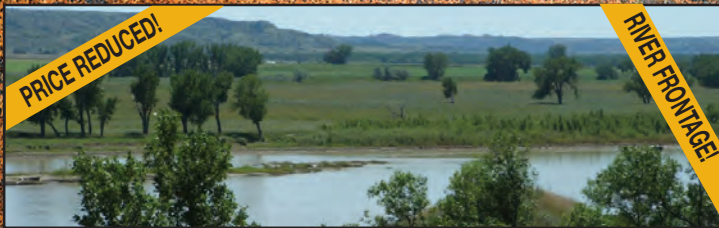
2629 RED BRIDGE | LAUREL, MT
102+/- AC - 4 BD - 4 BA - 3,875 SF

River rock construction surrounded by 100+ year old trees w 3/4 mile Yellowstone River frontage. 2 story high living room with sweeping fireplace up to the 2nd floor loft area. 11,900 SF open sided metal barn for purebred cattle operation. Lush green pastures with strong carrying capacity. 23 minutes to Billings! **\$2,400,000**



00 MONAD RD | BILLINGS
49+/- AC

First time available in 60 years! Grass/hay ground, irrigation shares, property has not been farmed in many years but is quite level still. Potential development parcel, maybe a possibility of mobile home park development. Monad has not been fully developed yet, runs the entire length of the north property line of parcel. Ask agent for details! **\$833,900**



421 ROAD 261 | GLENDIVE, MT
432 +/- AC - 5 BD - 1.5 BA - 3,336 SF

Yellowstone River front property w/ 108+/- acres under pivot irrig, offered separately at \$1,800,000. Balance is laser leveled and gated pipe/ flood irrig. 5 bed home w/ 15 acres of pasture along with 4 large out buildings - 28'x24', 28'x40', 30'x80', 36'x100' and 3 grain bins (approx. 60,000BU each). 300 head capacity feedlot with automatic feeder system, mill and sucker rod corrals. **\$2,549,000**



00A POWERLINE RD | CHESTER, MT
680+/- AC

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



00 HILLCREST RD | BILLINGS
264+/- AC

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



00 80TH ST W | BILLINGS
20+/- AC

Parcel nestled in-between 2 subdivisions with live water running through the full length of the property. (High Ditch). No covenants and restrictions of record. Possibilities almost limitless! Rolling hill pasture with views of the valley and mountains. Perimeter fenced with large double gates. Bring your horses! (Cows and chickens, too!) Call agent for details. **\$285,000**



LESH & COMPANY

406-234-1523 OFFICE
2708 MAIN #2 • PO BOX 1231
MILES CITY, MT 59301

REAL ESTATE

MONTY LESH 406-853-1523
BROKER/OWNER

ROB FRASER 406-853-2066
AGENT

PAT GRAHAM 406-951-1873
AGENT

SPRANDEL FARM • TERRY, MT



The Sprandel Farm is an outstanding opportunity to acquire a productive, well maintained irrigated farm with a great locality, beautiful aesthetics and high yields. The farm is easily accessed from I-15, 1/2 mile from Miles City, the eastern center. The production from the farm is easily marketed through area producers, feedlots, and/or pelleting mills. The irrigation water is reliable and adequate from the Buffalo Rapids Irrigation project, 225+/- acres, 185+/- irrigated.

SOLD



\$1,395,000

JOHNSON LIVESTOCK • COHAGEN, MT



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



\$4,000,000

HILLTOP FEEDLOT & FARM • KINSEY, MT



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



\$2,450,000

E&L FEEDLOT • HETTINGER, ND



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



\$2,350,000

MILES CREEK RANCH, MILES CITY MT



This scenic ranch property is located 25 miles SW of Miles City MT off the Moon Creek Road on the Tongue River/Yellowstone River divide. 4,305 +/- acres of blocked up deeded grass is the base ranch. Ranch has established leases on 1,920+/- acre of private lease pasture (2 owners, not guaranteed to transfer) of which 510 ac is grass/alfalfa hay ground, with the balance pasture. There is also a State of Montana, 1,904+/- acre grass lease. Owner rated at 250 AU's. This ranch includes 2 electric wells and 4 solar wells with 2 miles of pipeline on the deeded acres. 2 solar wells and 4 electric wells on the leased acres with 2 miles of pipeline on the State lease and 1 mile on private lease. An upgraded ranch style home and a beautifully refurbished log cabin with loft and all amenities. Quonset building, corrals, and shed(s) are in a scenic pine hill setting with incredible views. Wildlife includes mule deer, antelope, upland game birds, turkey, and occasional elk.



New Listing

\$3,950,000

30 RIVERVIEW ROAD MILES CITY MT



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



\$1,200,000

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

WWW.LESHANDCOMPANY.COM



Haufbrau restaurant, bar and casino – Anaconda, MT

Great turnkey opportunity in Anaconda on the Pintler Scenic Route to Georgetown Lake, Discovery Basin Ski Area, and Philipsburg. In the same family for three generations, business recently remodeled and upgraded, awaiting your vision. Complete restaurant with full liquor and gaming license, family friendly with Anaconda's only full arcade. Seats 243 with ample parking, Horseshoe pits and barbecue area. Sits on 2.5 acres with room to expand with fantastic views of the Anaconda Pintler Wilderness. Call Ken Verlanic, 406-560-5697, or Mark Sweeney, 406-560-0171, Montana Blue Ribbon Real Estate.

Sidney Ranch

Owning a Montana ranch dream can now be a reality. This quaint little horse ranch is extremely private, the view goes on forever. Only minutes from downtown Sidney and adjoins the airport so getting to the Big Sky is a breeze. This place is right out of a western movie, this 50 acre ranch comes with corrals, large barn, nice home, horse stalls and pasture. **\$980,000** call Mark at (406) 560-0171



For more information Contact:
Mark Sweeney Broker/Owner
 (406) 560-0171 • masween@hotmail.com
MTblueribbon.com



608 Pike Ave. • P.O. Box 966 • Columbus, MT
 1-800-689-0889 / 406-322-4115

www.parksrealestate.com



0 WEST FORK RD, NYE MT 59061

Are the crowds that have overtaken the Madison, the Yellowstone, the Bighorn and the Missouri River Valleys getting you down? Look just around the corner to southern Stillwater County, Montana which is minimally invaded. As the clear mountain waters of the Stillwater River Valley cascade out of the Gallatin National Forest and the North side of Yellowstone National Park, this area is truly the Last Best Place. The recently remodeled home is nearly 3000 sqft with 3 bed 2 1/2 baths and multiple shops to store all the needed toys to ride the nearby trails! Property features great hay production.

ML#320071 \$2,999,900

SEAN RUSSELL (406) 321-2101



13 SPREADING WINGE LN, NYE MT 59061

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

ML# 318422 \$799,000

SEAN RUSSELL (406) 321-2101



LOT 216 ARROWHEAD RIDGE RD, COLUMBUS MT 59019

Dreaming of the perfect spot where you can build your off-grid cabin or home that captures breathtaking views from every angle? Dream no longer as this property will have you awake to the sun rising over the Yellowstone River, lighting up the Absaroka-Beartooth Mountains during the day and setting behind the Crazy Mountains to the west in the evening. This parcel of property has the most stunning, peaceful location to settle into and call home. Featuring 2 access points to the Yellowstone River for fishing and rafting, it is an outdoor enthusiasts dream. Call for your viewing today!

MLS# 320227 \$79,900

JOYCE KELLEY (406) 780-1371



315 KAINU AVE, RED LODGE MT 59068

Rock Creek frontage within three blocks of downtown Red Lodge! Location, location, location. This property includes everything the discerning buyer needs: city water and sewer available, end of the road lot, views of mountains and beautiful trees along the creek. Red Lodge is small enough to be inviting yet large enough to have all the amenities an outdoor enthusiasts requires: skiing, ice skating, a hospital, mountain biking, UTV trails, fishing, hunting, National Forest access and only 60 miles to Yellowstone National Park. Grab this rare riverfront parcel today before the market climbs again!

MLS# 321936 \$275,000

JOYCE KELLEY (406) 780-1371



20 N WOODARD, ABSAROKEE MT 59001

Live in and operate your very own business in small town Montana with the Beartooths as your daily backdrop! This is the town's only Laundromat and it includes furnished apartments, a crucial need for this area. The Laundromat is equipped with 16 high-end SS washers and 12 dryers, with several of the washers programmed for the local mine workers who need clean digs for work. There is potential to build your own living quarters on the top floor and utilize the seasonal creek that runs through the backyard! Don't miss out on this incredible business opportunity!

MLS# 321664 \$599,000

JOYCE KELLEY (406) 780-1371

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

Mark Norem
REAL ESTATE BROKER



ATTENTION: SELLERS & BUYERS

My listing inventory is either Under Contract or Sold.

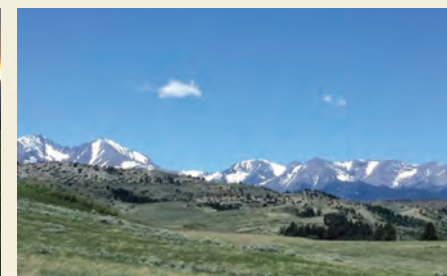
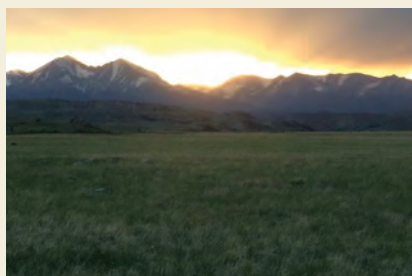
Currently available to:

- ☞ Discuss new listings
- ☞ Represent Buyers
- ☞ Search for:
 - Farms & Ranches
 - Recreation Properties
 - 1031 Replacements
 - Commercial Properties

Over 30 years as a Broker, lifetime in ranching and business. Few in the west as experienced in agricultural property. None in the Ag Real Estate world with more experience in:

- ☞ Conservation Easements
- ☞ 1031 Exchanges / Reverse Exchanges
- ☞ Commercial Properties
- ☞ Family and financial workouts

No one works harder for their client base, is more detailed and has the overall knowledge of all aspects of Real Estate. **Please give me a call to discuss your needs.**



NEW LISTING

**LONG GULCH HOMESTEAD
BIG TIMBER, MONTANA**

A few short miles north of town, within the foothills of the Crazy Mountains. Same family ownership since it was homesteaded! 320 +/- acres, all deeded, one mile of Creek with springs.

PRICE: \$592,000

www.MarkNorem.com

OFFICE: 406.932.4606 • MOBILE: 406.930.4606 • MARK@MARKNOREM.COM



Out here, "stuck indoors" doesn't apply.

If you're looking to buy or build in the country, look no further. We specialize in financing rural properties, and we're ready to help.



RURAL HOME LOANS



BARE LAND LOANS



1-STEP CONSTRUCTION LOANS



REFINANCING

866.552.9172 | northwestfcs.com/countryhomeloan

Equal Housing Lender
This institution is an equal opportunity provider and employer.

Here to Help You Grow®



Rural Estate Agents Since 1959

ranchmartinc.com

Ranches • Ranchettes • New Construction • Loans

THE RANCH MART

Of Montana in the Billings Livestock Commission Company Building

Phone: (406) 661-3122



REHBERG RANCH LAND & LIVE LLC

How about a 1594 acre ranch located within a couple of miles of the largest city in Montana. The ranch has 960 acres of deeded land and a State of Montana lease of 634 acres. There are two stock wells three miles of Alkali Creek and the land is divided into two pastures. There are no buildings. However there are many, many home sites with great views of several mountain ranges. The land is generally rolling with rimrocks, and high bluffs. Mule and whitetail deer, antelope and grouse if you like to shoot bring plenty of ammo for the prairie dogs. This is one of those properties that will always be worth a lot more in the future. **\$1,500,000**
Contact Jim Espy 406-661-3122 or jim@ranchmartinc.com.



O'FALLON CREEK RANCH, CUSTER COUNTY, MT

O'Fallon Creek Ranch will fulfill every Ranchers and Hunters needs. The ranch is located in the middle of big deer and cow country in South Eastern Montana. Located just outside of Ismay, MT which is about 55 miles from the historic Miles City, MT. The property consists of 2451 acres, 1831 of which are deeded and the remainder consists of BLM and State Leases. The ranch has a vast range of water rights supplied by three creeks that bisect the property and additionally provides irrigation for 80 acres of the property. Improvements include a 3600 sq ft ranch home, 900 sq ft granary, 1440 sq ft shop and a steel corral/working system. The property has a carrying capacity of 150 head, with the ability to put up a portion, if not all of its own winter feed. The ranches feed and water base justifies the abundance of wildlife that is apparent throughout the ranch even through the summer grazing months. **\$2,499,000**
For more information or showings call Edward Weidenbach 360-202-4480



2424 S 48TH ST, BILLINGS, MT

Farmers, Ranchers, Investors and Developers are all interested in irrigated land West of Billings, MT. This 106 acre irrigated farm is located 1 mile west of Shiloh Road it has a small feedlot, good set of corrals, large open faced machine storage, grain storage and a small home. Roundup ready Alfalfa and irrigated multiple pastures are the right set up for cows, corn beets or barley. There are residential and commercial sub divisions on three sides of the property with easy access to Zoo Drive and I-90, which make this an ideal development property or 1031 replacement property.
\$2,120,000 OR \$20,000 per acre 106 Acres
For more information or showing contact Jim Espy 406-661-3122 jim@ranchmartinc.com



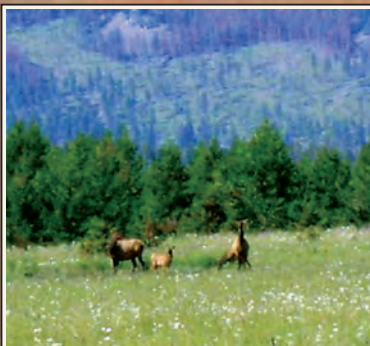
WATER, WATER EVERYWHERE, WORDEN, MT

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



Rockledge Rd • Billings • \$1,349,500

- Custom Executive Home w/in Minutes of NW Billings
- 12 Acres with Privacy, Security, Views, Borders State Land
- 4 BDRMS, 3 1/2 BA, Radiant Heated Floor, Expansive Newer Deck
- Gourmet Kitchen, Theater Room, Wet Bar, Wine Room, 3-Car Garage
- Productive Well, Water Feature, Pond, Hot tub



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.



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

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

SCOTT WESTERN REALTY

MONTANA HOMES, FARMS AND RANCHES

Call Fred or Pam Scott: 406-656-5636 • Cell: 406-698-7620 • Serving Billings Area

Tim Rogers: 406-927-2473 • Serving Bozeman and Livingston Area

www.scottwesternrealty.com • E-mail: scottwesternrty@aol.com





PREMIER LAND COMPANY

DENTON MONTANA

PRETTY COULEE RANCH
3,605+/- ACRES \$5,000,000

BUSBY MONTANA

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

GRASS RANGE MONTANA

NOBLE RANCH
1,711+/- ACRES \$3,000,000



BILLINGS
(406) 259-2544

• **BOZEMAN**
(406) 579-7496

• **GLENDIVE**
(406) 939-1382

WWW.PREMIERLANDCOMPANY.COM

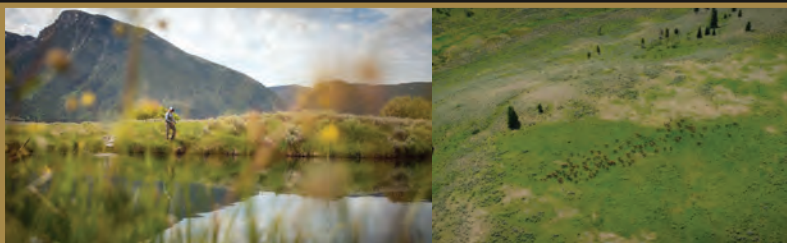


KENT SPUR RANCH

535+/- ACRES \$17,950,000

BOZEMAN

MONTANA



CENTENNIAL RANCH

2,227+/- ACRES \$20,000,000

WEST YELLOWSTONE

MONTANA





Bear Springs Cabin

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



Welcome Home

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



Montana's Your Future

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



Snowy Mountain Farm

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



Rimrock Vista Tract 29

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



Cedar Ridge North Tract 71

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



MARVIN BROWN • RON SHOEN

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

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

www.rockymtnranch.com • info@rockymtnranch.com

Sidwell Land and Cattle Co.
 Farms & Ranches - Residential/Commercial
 Box 834 ● Columbus, Montana 59019

(406) 322-4425 Office & Residence - 24 Hours
RICHARD SIDWELL • Broker-Owner
Cell (406) 861-4426

BOYD RANCH

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



CALL FOR NEW LISTINGS!

www.Sidwell-Land.com
 — OTHER RANCHES AVAILABLE UP TO 600AU'S —

TORGERSON'S
 STEADY AS YOU GROW
 SINCE 1912



www.torgerson.biz

CASE IH
 AGRICULTURE



SONNY TODD REAL ESTATE

WE KNOW MONTANA!

West White Beaver Creek Pasture & Elk Camp Big Timber, MT | \$5,000,000



Right at six sections of contiguous deeded ground and located in some of the best summer grass country in the state is the West White Beaver Creek Pasture & Elk Camp.

A neat little cabin with a wood burning stove and a built in loft sits on the property, handy for overnight hunting trips or a nice getaway.

The property currently has a wind lease in place with the potential for future expansion of a neighboring wind farm. Inquire for more details on this attribute.

Water can be found on the land varying from ponds and a seasonal creek to wells and developed springs. The current owner utilizes a propane generator, solar, and wind for powering the well pumps. A well maintained county road bisects the property making for great ease of travel from one end to the other.

- 3,908+/- Total Acres
- 3,868 +/- Deeded Acres
- 40+/- Acres BLM Lease
- 5,000' Elevation
- Consistent big bull elk
- Mule deer, antelope, grouse, Hungarian partridge, ducks, and geese

The Burnt Coulee Ranch Billings, MT | \$3,400,000



REVISED LISTING!



For the first time in many years, the three generation Burnt Coulee Ranch is now on the market. It has been used as a grass cattle ranch for its duration, however in recent years there has been a major uptick in the elk, and deer that will pass through the ranch. At the end of the road, this private grass ranch has two homes.

The main home is a modest ranch home built to withstand time. The second home is a modular home brought in to house a family member.

Other improvements include a shop, calving barns, working corral, and several other sheds.

- 7,740+/- Total Acres
- 2,000+/- Deeded Acres
- 3,660+/- BLM Lease
- 1,280+/- State Lease
- 800+/- Buffalo Creek Grazing CO-OP
- Main Home: 2,300 sq.ft.; 3BD/1BA; Full Basement
- Modular Home: 3BD/2BA; Sun Porch
- Shop
- Calving Barn

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



Logan Todd
406.930.3673
logan@sonnytoddrealestate.com



Mary Ann Duffey
406.930.6607
maryann@sonnytoddrealestate.com



104 Mountain Brook Road
Livingston, MT | \$1,599,000
REDUCED!



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

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

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

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

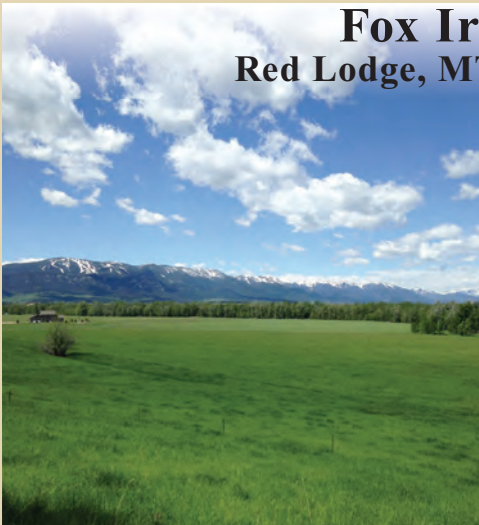


Whether you are a fisherman wanting your own river frontage, a wildlife enthusiast looking for a retreat or a private person wanting seclusion, Yellowstone River Frontage has it all. The improvements are located out of the flood plain and strategically placed to fully utilize the recreation aspect the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

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

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

Fox Irrigated
Red Lodge, MT | \$1,750,000



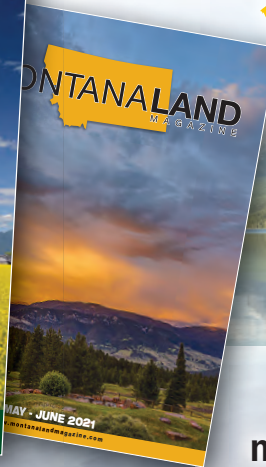
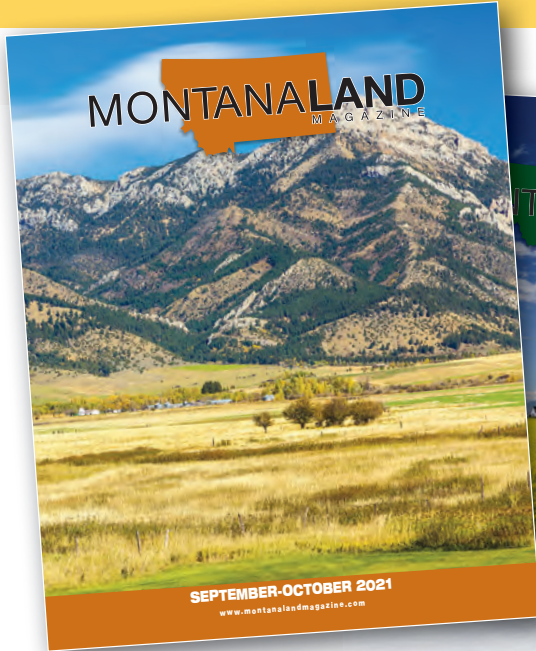
Just outside of Red Lodge, this 176 acres referred to as the Fox Irrigated sits just the right distance from the Beartooth Mountains.

The property lies mostly on the East Bench overlooking Rock Creek. The east portion of the property does flow over the county road and across Clear Creek.

Besides the breathtaking views of the mountains this properties greatest asset is the solid water right out of Rock Creek which allows for consistent flood irrigation of about 140 acres.

- 176 +/- Total acres
- 140 +/- Flood irrigated acres
- Beartooth Mountain views
- Clear Creek frontage

MONTANA...WHERE THE FUTURE IS TODAY.



MONTANALAND
MAGAZINE

Check out our website!
montanalandmagazine.com

New EXPANDED AUDIENCE for Montana Land Magazine!

WE WILL EMAIL THE MAGAZINE,
INCLUDING YOUR AD, TO A **TARGETED**
list of **200,000** Farmers, Ranchers and
Equestrian owners throughout several
western states.



MONTANALAND
MAGAZINE

The Montana Land Magazine Has Been Published Since 1982

Montana Land Magazine ~ 401 N. Broadway ~ Billings, MT 59101 • 406-657-1212 Fax: 406-657-1345
bigsky@montanalandmagazine.com



Brought to you by



Asking 2,799,000



- 6 Beds/8 Baths
- Tons of Rec. Space
- Gunite IN-Ground Hot Tub
- Theater Room
- High End Chef's Kitchen
- Viking Appliances
- Dry/Wet Saunas
- Guest House
- In-Door Gymnasium
- Workout Centers



John Goggins-Broker
 Cell: 406-698-4159
john@thegogginscompany.com



Zack Goggins-Sales Associate
 Cell: 406-697-1478
zack@rosethornrealestate.com



Drew Gerber-Sales Associate
 Cell: 406-850-3985
drew@rosethornrealestate.com



MLS: 319960

Marketed by





Western Realty, LLC



PRIME COMMERCIAL SITE IN THE HEART OF HELENA

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



60 ACRES WITH HAY PRODUCTION

West of Helena is this one of those harder to find large parcels with three high volume wells, new 6 tower pivot, wheel line and Cherry Creek water rights. Beautiful spot to build your hobby ranch or farm. Located northwest of Fort Harrison and the VA center. **\$999,000.**



14+ ACRE TRACT

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



3131 AIRPORT ROAD, HELENA

Zoned Manufacturing & Industrial, this property has many uses. Currently used as shop space and retail sales. 1996 sq. ft. includes shop, office, two bathrooms, and showroom space. A half-acre lot, chain link fenced with a storage container and covered storage. Paved lot and parking with attractive frontage. **Priced at \$399,000.**



4136 CRAIG FRONTAGE ROAD

on the Missouri River. Yes, there is frontage on the river, but since this property hasn't been maintained over the years, the willows and brush have grown in. A darling 2-bedroom log cabin can certainly fill your getaway needs. Second cabin and garage need to be taken down, which will give you much more room for your recreational imagination. **Priced at \$339,000.**



TWO CITY LOTS IN EAST HELENA

These two lots are on a paved street; all services and price include city hookup fee. A spot for your new home, a new modular or even a duplex. **11760 sf lot Priced at \$79,900 and 5454 sf lot Priced at \$69,900.**



Julie R. Abney

BROKER/OWNER, CRS, GRI CRB

406-459-3200 cell

Email: julie@montanawesternrealty.com



Western Realty, LLC

328 WEST CUSTER AVE., HELENA, MT 59602

Tract 1 Hall Creek, Helmville - MLS 22112066 - \$1,100,000



- Privacy
- Irrigation rights/Nevada Creek
- Building Sites
- Easy Access by County Roads/Hwy 141
- Power is Accessible
- Hunting and Fishing Close By
- Close Access to +20,000 Acres of Public Land
- +/-168 Acres

Tract 2 School House Meadow, Helmville - MLS 22112067 - \$612,000



- Privacy
- Irrigation Rights
- Building Sites
- Easy Access by County Roads/Hwy 141
- Power is Accessible
- Hunting and Fishing Close by
- Close Access to +20,000 Acres of Public Land
- +/-102 Acres

Tract 3A Hall Creek, Helmville - MLS 22112293 - \$517,500



- Springs
- Building Sites
- Power is Accessible
- 360 views
- +/-138 Acres

Tract 3B Hall Creek, Helmville - MLS 22112364 - \$320,000



- Spring
- Private Building Sites
- Surrounding Trees that give the Property a Private Feeling
- +/-80 Acres

Tract 4 Hall Creek, Helmville - MLS 22112124 - \$560,000



- Spring located near top of lot
- Private Building Sites
- Open Parks and 360 views
- Good Access Roads
- Close Access to Over 20,000 Acres of Public Land
- +/-160 Acres

Tract 5 Hall Creek, Helmville - MLS22112123 - \$560,000



- Spring
- 2 Ponds
- Beautiful Views that Overlook Helmville
- Building Sites
- private
- Good Access Roads - End of Road Lot
- +/-160 Acres

Tract 6 Hall Creek, Helmville - MLS 22112126 - \$560,000



- Wildlife (Deer, Elk, Bear, Cats)
- Borders +20,000 acres of Public Land
- Timber
- Building Sites/Private/Views
- Spring
- Good Access Roads - End of the Road Lot
- +/-160 Acre

Tract 7 Hall Creek, Helmville - MLS 22112128- \$560,000



- Wildlife (Deer, Elk, Bear, Cats)
- Borders +20,000 acres of public Land
- Timber
- Building Sites/Private/Views
- Spring
- Views for miles
- +/-160 Acres

2160 Crested Wheat Loop, Helena - MLS 22110783 - \$849,000



UNDER CONTRACT

- Custom-Built Home
- 6 Bedroom, 3 Full Bath, 2 Half Bath
- 3 Oversized Car Garage (1613 sq.ft.)
- Two Master Suites
- 2 Fireplaces
- Geothermal Heating and Cooling
- 2 Acres with Mature Landscaping

3705 Countryside Road, Helena - MLS 22110876 - \$949,000



- Custom Built Home with LAKE VIEWS
- 3 Bedroom, 3 Bathroom, and 3 Car Garage
- Large Shop with 3 large Bays (36X50)
- Boat Docs/Launch Less than 1 Mile Away
- A/C
- 20.37 Acres



7330 Green Meadow Dr., Helena
MLS 22111427
- \$245,000 17.73 Acres



5000 Garnet Dr., Helena
MLS 22107348
- \$225,000 10 Acres

Powered by Western Realty

Cortney Senecal
REALTOR
406-439-7557
ck.senecal@gmail.com

Call/Text for more information on listings
www.montanalandhomes.com

Dan Senecal
Broker
406-439-5414
ds@mt.net

Bozeman Trail Ranch

Red Lodge, Montana • Carbon County

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

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



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

WAG WESTERN AGRI
FINANCIAL

Professional Real Estate & Financial Services



Lon E. Morris, Broker • (406) 855-1884
www.westernagrifinancial.com



WILKS RANCH BROKERS

WILKSRANCHBROKERS.COM



Bull Mountain Ranch

MUSSELSHELL COUNTY, MT

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

13,107.53 ± ACRES
\$14,750,000

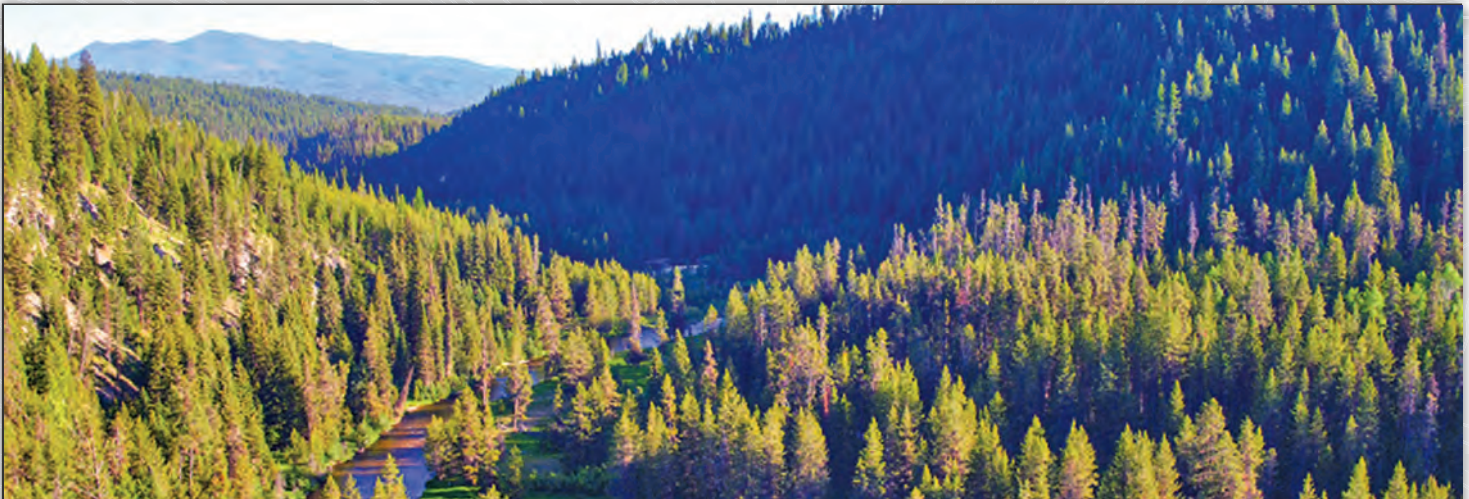


Sprague River Ranch

KLAMATH COUNTY, OR

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

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



Kennally Creek Valley Ranch

VALLEY COUNTY, ID

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

5,722 ± ACRES
\$11,415,390

Directory

Northwest Realty & Auction		Montana Blue Ribbon Real Estate	18
United Country Ranch Properties	2	Parks Real Estate	18
Missouri River Realty.....	3	Mark Norem Real Estate Broker	19
A Haus of Realty.....	4	Northwest Farm Credit Services.....	20
Accruit.....	4	The Ranch Mart.....	21
Berkshire Hathaway HomeServices		Scott Western Realty	21
Montana Properties	5 & 35	Premier Land Company	22 & 23
Bill Bahny & Associates	6	Rocky Mountain Ranch Realty	24
Century 21 Outdoors.....	7	Sidwell Land & Cattle Company	25
U Bar S Real Estate.....	7	Sonny Todd Real Estate	26 & 27
Century 21 Shea Realty	8	The Goggins Company	29
Shobe Auction & Realty		Western Realty LLC.....	30
United Country Real Estate	8	Montana Land Homes Realty	31
Clearwater Montana Properties.....	10 & 11	Western Agri Financial	32
Clark & Associates.....	12	Wilks Ranch Brokers	33
Colbert Real Estate	13	Fay Ranches	36
Esper Ranches	14		
Fort Benton Realty.....	15		
Keller Williams Yellowstone Properties-			
Pat Schindele.....	16		
Lesh & Company Real Estate.....	17		

WINTER ISSUE

DEADLINE OCTOBER 1



The MONTANA Land Magazine is published five times per year, copies are distributed regionally. Neither the listing broker nor the publisher will be responsible or liable for misprints, misinformation, typographical error, prior sale or withdrawal of properties within this magazine. This publication does not knowingly discriminate on the basis of race, color, religion, national origin, sex, handicap or familial status. Publisher also reserves the right to refuse any advertising deemed not to be in the best interests of the publication.

MONTANA RANCH PROPERTIES

RECREATION | LAND | SPORTING | AGRICULTURE

#1
Brokerage
in
Montana



\$8,490,000 | #349607

Bridger Canyon Road, Bozeman

145± acres bordered by USFS lands. Great hunting, hiking and skiing, or an amazingly private place to build your mountain retreat in Montana!

Dan Reddick 406.580.0653



VIRTUAL TOUR AVAILABLE

\$4,900,000 | #350706

Foster Creek Farm, Belgrade

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

Dan Reddick 406.580.0653



VIRTUAL TOUR AVAILABLE

\$4,750,000 | #356968

342 E. Williams Road, Gallatin Gateway

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

Holly Pippel 406.579.6086



\$3,000,000 | #357684

1500 Cottontail Road, Gallatin Gateway

4 bd, 3.5 ba, 3,084± sf home on 10± acres w/barn, foaling stalls, hay barn, and much more! This is the perfect horse set up only 20 minutes to Bozeman.

Holly Pippel 406.579.6086



VIRTUAL TOUR AVAILABLE

\$2,963,585 | #22110623

3130 Bugli Lane, Stevensville

126± irrigated acres. One of the most prolific hay fields in the valley! 5-7 tons/acre annually.

Cindi Hayne 406.240.6497
Sandy "Mo" Adkins 406.381.5872



VIRTUAL TOUR AVAILABLE

\$2,690,000 | #357514

285 Lost Trail Road, Townsend

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

Dan Reddick 406.580.0653



VIRTUAL TOUR AVAILABLE

\$1,650,000 | #354054

Yellowstone Camp, Park City

228± acres on the Yellowstone River w/over 1± mile of frontage. 19± acres of irrigated land, mature forest, sloughs, and springs. Upland birds, big game.

Don Pilotte 406.580.0155



\$1,395,000 | #350075

McKenzie Place, Sheridan

147± acres with no covenants used for livestock grazing bisected by Indian & Nonpariel Creeks.

Michelle Van Dyke 406.596.0805
Frank Colwell 406.596.1076



\$1,300,000 | #360912

206 Mill Gulch Road, Sheridan

135± acres w/a 3,036± sf, 3 bd, 2 ba log home. Proximate to some of Montana's best recreational amenities including hunting, fishing and hiking!

Frank Colwell 406.596.1076



\$1,300,000 | #357559

TBD 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

TBD CR-312 Road, Sidney

363± acre Missouri River property. 221± acres irrigated. Privacy, fantastic hunting and fishing all on productive river bottom land.

Dan Reddick 406.580.0653



\$499,000 | #360309

17 Silver Sage Road, Three Forks

56.820± acres w/extraordinary build sites. Improved pasture grasses and perimeter & cross fenced for easy pasture management. Incredible views!

Dan Reddick 406.580.0653

844.234.8111

BERKSHIRE HATHAWAY
HomeServices
Montana Properties

RANCHMT.COM

©2021 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity.



PRYOR MOUNTAIN'S OUTLAW RANCH

Bridger, Montana
5,547± ACRES | \$5,950,000

KEBI SMITH

Ranch Sales
406.671.2436
KSmith@FayRanches.com
Licensed in Montana & Wyoming



RUBY RESERVOIR OVERLOOK

Alder, Montana
189± ACRES | \$2,595,000

VINNY DELGADO

Ranch Sales
406.253.0507
VDelgado@FayRanches.com
Licensed in Montana



BRIDGER VIEW COUNTRY ESTATE

Belgrade, Montana
300± ACRES | \$5,850,000

BRANIF SCOTT

Broker Associate
406.579.9599
BScott@FayRanches.com
Licensed in Montana & Wyoming

