

VOL. 13 - NO. 5

www.MontanaFarmsandRanches.com OCTOBER/NOVEMBER 2024



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New Listing! Prairie and Public Land Paradise! 560 acres | \$1,372,000









Vaughn Esper Broker, Owner (406)529-1121 vaughn@esperranches.com

Veteran Owned

Rare find! Exceptional hunting or cattle operation property centrally located in HD410. With the ephemeral Antelope Creek meandering through the property, this provides an excellent opportunity to plant forage with sub-irrigation. There is a large year-round reservoir that provides water for cattle and the elk, deer and antelope that frequent the property. Access is through a deeded and recorded easement 4 miles north of the main county road. Bordered on the south and west by BLM, on the east by MT State land and on the north by a Grazing District. The hunting possibilities are endless. The property is perimeter fenced and has good native grasses throughout. Call us today!

Visit us at 212 W Main Street in Lewistown or at our website: EsperRanches.com
Find us on social! @EsperRanches

pg. 02

MLS.

LESH & COMPANY

REAL ESTATE



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 +/- deeded acres of grass is the base ranch. The ranch has established leases on 1,280+/- acres of private lease pasture (not guaranteed to transfer) and a State of Montana, 1,904+/- acre grass lease. The owner has rated usage 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 are on the leased acres with 2 miles of pipeline on the State lease and 1 mile on private lease. The operation is currently enrolled in a multi-year Grazing CRP program which integrates well into a yearling operation and provides an annual payment of \$40,000. 10 separate fenced pastures (including the leases) allow for rotational grazing. An upgraded ranch style home and a beautifully refurbished log cabin with loft and all amenities provide living accommodations. The 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 and bear

Schiffer Ranch Co. Kern Pl · Rosebud, MIT · \$14,300,000



Located 9 +/- miles N of Vananda, or 18 +/- miles up Big Porcupine creek Road off HWY 12. The ranch is a total of 36 +/- miles NW of Forsyth, MT. This area is known as the "Big Open". Lg open expanses of native range land that have been used for generations as summer grazing for yearlings & pairs. Total ac 34,985 +/-. Deeded 28,054 +/-. BLM allotments. Other private owner inholdings 560 +/- ac. These ac are used by the owner. The ranch has numerous pits & dams, from sm to Ig. Fenced into 6 pastures. These vary in size. Main shipping corrals are located along the Big Porcupine Road on the S end of the ranch. These corrals are newer planks on ties w/a sorting alley & loading chute. There is a 20,000 # platform scale. At the Kern homestead there is another set of plank corrals used for hauling cattle in & out of the ranch. All the corrals are in good condition. These are very functional facilities built by ranchers to handle Ig numbers. They have run 425-450 pairs & 525-540 yearlings, 7-8 Months.

SchifferRanch Co. Hansen Rl • Rosebud, MIT • \$11,999,000

Located 31 +/- miles N of Forsyth MT on the Little Porcupine Creek Road. This area is part of the "Big Open" country & the Devils Dancing ground. Lg open areas of range used for summer grazing. Total ac 29,936 +/-. Deeded 21,807 +/-. BLM allotment. The ranch has 1,820' deep cold water well. The well has a self-starting propane generator that pumps to a 20,000-gallon storage tank that gravity feeds an 18-19 mile-long pipeline. There are also numerous pits & dams on the ranch. The Hansen place is fenced into 5 pastures. This ranch was a lg sheep operation prior to the current owners. The ranch has a set of working corrals. The corrals are plank on ties w/several lg holding pens, sorting alley & loading chute. They have run 660 pairs most years.

Mullendore Ranch • Glendive MT • \$10,500,000



Located in Dawson County MT. One mile NE of Glendive MT. Ranch lies along Belle Prairie Rd & N of I-94. The ranch has 2.5+/- mi of Yellowstone river frontage. 13,269+/- ac total. 10,510+/- ac deeded. 640 ac State of Montana lease, BLM allotment 1,199 ac, GNP lease 280 ac & private lease of 640 ac. Grass ac: 13,269+/-. Of these ac, 205+/- are improved pasture. The ranch had several center pivots years ago & removed them. Potential for irrigation development. Ranch is perimeter fenced & cross fenced into 18 different pastures from small traps to 3+/- section pastures. Most of the fences are 3 & 4 barb wire, in various condition & repair. This ranch is watered from 1 well on a 16,000 gal above-ground storage tank, 17+/- mi of pipelines, 2 reservoirs, & 2 developed springs that flow year-round. Located at the barn is another well w/automatic waterers, a winter tank & 1+/- mi of pipeline. The carrying capacity of the ranch is currently estimated at 285-300+/- AU. This ranch has an excellent location, close to I-94 & several local livestock auctions. Pipeline water, springs & reservoirs provide livestock w/clean reliable water year around. Mule deer, Whitetail deer, antelope, upland birds, & other wildlife call the ranch home. The Yellowstone River has multiple recreation & hunting amenities.

Sayle Hall Ranch • Broadus, MT • \$5,200,000



Consisting of 4,882 +/- ac. 4,242 +/- deeded ac. 640 +/- ac of State Land. The Sayle Hall Ranch is located 45 miles Southwest of Broadus, MT w/access from a well-maintained county road. This ranch is fenced into 3 separate pastures. The owner rates this ranch at 250 +/- head of cow/calf pairs year-round or 350 +/- cow/calf pairs for 8 months. The ranch has a set of steel corrals. Next to the corrals is a 40'x80' pole barn which has a 10'x15' insulated & finished room that is equipped w/heat & air conditioning. 3 wells & pipeline for water. This property has an incredible opportunity for hunting experiences, including Elk, Black Bear, Bobcat, Mtn Lion, Mule Deer, & Antelope. The ranch has a resident Elk herd. The property is located in the 704-hunting district & is approximately 4 +/- miles from the Custer National Forest. The Bighorn Mountains are also within view from the property. Call Wyatt for more information.

Licensed in Montana and North Dakota.

Buying or selling? Give us a call to discuss your real estate needs, we know the market.



MONTY LESH OWNER/BROKER 406-853-1523



ROB FRASER AGENT 406-853-2066



PAT GRAHAM AGENT 406-951-1873



WYATT LESH AGENT 406-852-4098

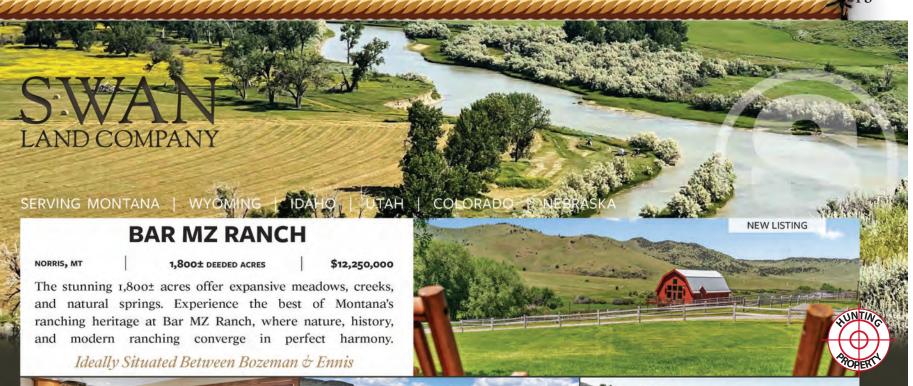


TOM STRUB AGENT 406-853-3028



MICHELE PONESSA AGENT 406-853-5214

406-234-1523 OFFICE | 2708 MAIN #2 P.O. BOX 1231 | MILES CITY, MT 59301





NEW LISTING

WILLOW VIEW RANCH

DRUMMOND, MT 3,419± DEEDED ACRES \$5,995,000

The irrigated hay meadows, live water, mountain pasture, timber, and year-round access on 3,419± acres support 180 cow-calf pairs. Under an hour from Missoula, the ranch offers big game hunting, and trout fishing in Lower Willow Creek.

Self-Sustaining Cattle & Agricultural Operation





CAMP CREEK HORSE RANCH

AMSTERDAM, MT

96± DEEDED ACRES

\$4,830,000

These 96± deeded acres with a stunning custom home and high quality facilities offer a unique chance to own a modern equestrian property with irrigated farmland in the Gallatin Valley. Camp Creek traverses its southeastern boundary for just over half a mile.

Custom Home, Equestrian Facilities & Live Water







GREAT FALLS, MT

67± DEEDED ACRES

\$2,390,000

This 67± acres with 2 homes and equestrian facilities has 51± irrigated acres of lush hay fields bordering a mile of Sun River creating a haven for wildlife and waterfowl. Perfect for horse lovers or it offers endless possibilities for various other ventures.

No HOA & Only One Mile To Great Falls



866.999.7342

Call us for a Confidential Ranch Valuation Today



SONNY TODD REAL ESTATE





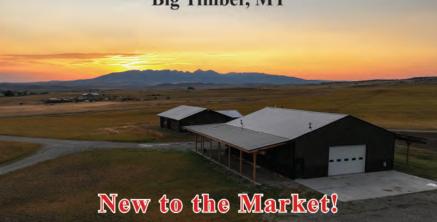
\$4,250,000 | 1,280+/- Acres

Line Creek Ranch Laurel, MT

\$2,500,000 | 880+/- Acres

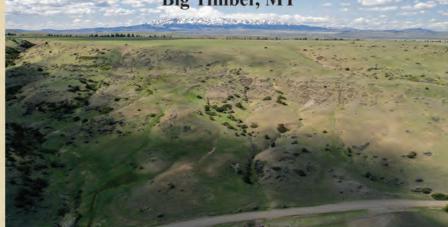
New to the Market!

21 Jim Parrent Lane Big Timber, MT

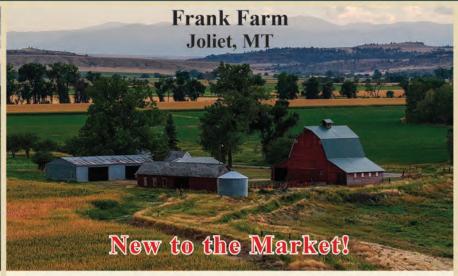


\$999,000 | 20+/- Acres

Lower Deer Creek Acreage Big Timber, MT



\$825,000 | 232+/- Acres



\$2,290,000 | 205+/- Acres



\$1,100,000 | 161+/- Total Acres

Howie Pivot Big Timber, MT New to the Marketl

\$895,000 | 116+/- Acres

Stephens Hill 320 Reed Point, MT



\$650,000 | 320+/- Acres

For more information on these and other great properties please visit our website.



We Know Montana!





TOSTON PIVOTS 480± acres | \$6.9M TOSTON, MT



DIAMOND C WEST PASTURE 7,961± acres | \$5.5M MELSTONE, MT



FLATHEAD LAKE OVERLOOK 1,367± acres | \$4.95M DAYTON, MT



MILK RIVER RANCH 698± acres | \$2.75M HARLEM, MT



CANYON CREEK GUEST RANCH \$2.5M Melrose, MT



MISSOURI RIVER BREAKS SQUARE BUTTE RANCH

Sand Springs, Montana | \$2,665,000 | 2,958± ACRES

STRUCK CREEK RANCH

Rapelje, Montana | \$8,990,000 | 7,923± ACRES



ROCK CREEK FARM AT FORT PECK

Fort Peck, Montana | \$2,495,000 | 2,750± ACRES

GRAY RANCH ON LITTLE PORCUPINE CREEK

Forsyth, Montana \$6,950,000 10,047± ACRES

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BROWN TROUT HAVEN ON WILLOW CREEK

Red Lodge, Montana \$2,500,000 22± ACRES RAINBOW POINT ON THE BIGHORN
RIVER
St. Xavier, Montana | \$1,400,000 | 1± ACRES



Roberts, Montana | \$1,200,000 | 640± ACRES

NOON BEAR RANCH

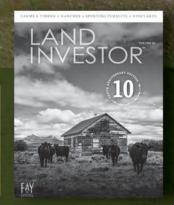
Reed Point, Montana \$1,750,000 315± ACRES



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4023 FLOWEREE DRIVE • HELENA, MT











THIS UNIQUE PROPERTY OFFERS AN OPPORTUNITY FOR HORSE ENTHUSIASTS ACROSS 3 SEPARATE PARCELS.

The main parcel, 14.50 acres, boasts a beautiful 3 bedroom 2 ½ bath home and a detached 3-car heated garage, a 1-car heated shop with attached 6 stall carport, a barn with charming 3-bedroom loft living space and a private deck offering a picturesque viewing platform. An indoor heated arena with viewing room, stables, sheds, covered metal corrals with individual heated waterers, a washing station, round-pen, and multiple large outbuildings provide all the necessary amenities. For those interested in boarding, the property is fully equipped and comes with a list of local boarders and patrons, as well as visitors from other states. Two hay fields, measuring 14.91 and 19.06 acres respectively, complete with water rights are fenced and cross-fenced to further enhance the property's value and allow for rotational grazing. 3 Parcels can be sold separately. Co-Listed with Robin Bare 406-459-9772 \$2,499,000 • MLS#30026321

14160 MT HWY 141 • AVON, MT









249.8 ACRES OF BEAUTIFUL LAND WITH A SEASONAL CREEK, YEAR AROUND POND AND MEADOWS IN THE SOUGHT AFTER HELMVILLE VALLEY.

Complete with a one bedroom, one bath home. The full basement is a walkout basement so it has lots of room for expansion. The views are expansive on all sides. The property has a good well, a riding arena, and lots of privacy. Ride, hunt, snowmobile, atv, right out of your door. It's a short trip to great fishing at Nevada Creek Damn and Nevada creek. A Perfect place to live, with the quaint town of Helmville to the north and the quaint town of Avon to the south. Seemlessly blending the rural lifestyle with modern amenity's. A parcel of this size rarely comes available. Bring all of your livestock and toys and live the stress free lifestyle. Co-Listed with Gail Duncan 406-560-3292

\$2,350,000 • MLS#30027083

6040 SNOWSHOE CREEK • AVON, MT









THIS RANCH IS PURE BEAUTY, MAKING IT TRULY A RARE FIND!

2,290± acres of gently rolling terrain provide some of the most captivating views of Montana found in the area. This spectacular lifestyle property offers recreational opportunities including hunting, fishing, equestrian benefits, and an indoor riding arena over 12,800SqFt. Along with additional outdoor buildings that are great for storage. The home boasts 10,000+/- square feet of living space, natural light, a magnificent stone fireplace, multiple living rooms, wrap around porch, and mudroom. 5 bedrooms and 4 1/2 bathrooms in the main house as well as complete kitchen, 2 full baths and 4 bedrooms in the bunkhouse provide great space for you and your guests. The focal point of the home is the large great room with vaulted ceilings and exposed wood beams. A stunning dining room and open kitchen complement each other with design that makes the atmosphere warm and inviting. This property borders Forest Service and State lands. The land provides exceptional water resources, including live water creeks, 30 + acre Lois Lake, and historic water rights. The property is protected by a conservation easement with Montana Land Reliance that will insure privacy and limited development. Come see and experience the mountain lifestyle, serenity, and comfort that the Ranch at Lois Lake offers. Properties in this valley rarely come on the market so call today!

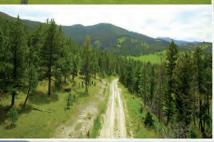
\$10,000,000 • MLS#30012069

HIGHWAY 12 WEST . HELENA, MT













DISCOVER YOUR PERFECT MOUNTAIN RETREAT JUST WEST OF HELENA. This pristine 160-acre property offers endless possibilities, whether you're envisioning a

mountain getaway, a vacation home, a small ranch, or a unique development. Surrounded by stunning natural beauty, this Montana paradise provides a serene escape from the hustle and bustle of everyday life. Embrace the opportunity to own this slice of heaven on earth.

\$1,300,000 • MLS#22203001









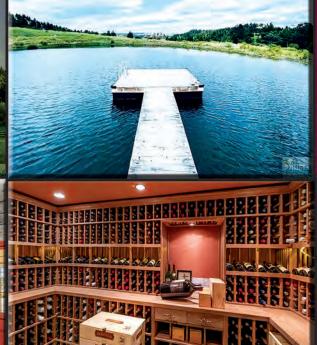
Tana@sellsmontana.com



LOST CREEK RANCH • BIG TIMBER, MONTANA













Property Headquarters in the Lost Creek Valley. Property is virtually Self-Sufficient & Move-In Ready.



406-425-3684

gregg.oneil@floberg.com





MLS# #344703 • \$8,750,000

BERKSHIRE HATHAWAY

HOMESERVICES



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FOR MORE PHOTOS & INFORMATION ACCESS THE LOST CREEK RANCH VIA THE QR CODE.



www.LostCreekRanch.org

190 SKYWAY BLVD - UNITS 4 - BELGRADE, MT



These units are 3900 SF & are constructed w/6" Premier Panels that are very economical to heat & cool. 12x14 overhead doors w/17' ceilings. Some owner financing might be possible!

\$845,000 **CALL FOR ESTIMATED** CONSTRUCTION **COMPLETION!**

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REAL ESTATE

"WHERE YOUR WORD AND A HANDSHAKE STILL MEAN SOMETHING"

727 HARPER PUCKETT ROAD - BOZEMAN, MT





5 min to all the amenities. There is a year round creek & plenty of room for horses or cows. Seller put in a new garden area, & a complete UGSP in 2020. The property will convey w/50" of water rights. The house is in great shape w/3 beds, 2 baths & attached 2 car garage. There are also a few outbuildings, 2 silos & equipment shed. Wheel line, cattle shoot, some fencing & a small portable shed do not convey! This property is very subdividable especially w/the water Some rights. owner financing might be possible! No Covenants or Zoning. \$2,950,000

This 20 acre property is just

CRAIG DEL GRANDE 406-579-3130

CraigDelGrande@gmail.com



HAZEL KLEIN OWNER, BROKER, GRI 406-855-9527 | hazel@hazelklein.com

OWNER, GRI, CRS DANIEL KLEIN dan@danieljklein.com | 406-855-9528





Various development opportunities w/these 163 ac. Property is currently leased for farming & also used for grazing crops to be retained by lessee. Ponds at south end of property. Ditch rights in Cove Ditch #TBD. Call the agent for viewing & details.

\$999,900 • MLS#340878 • Call Daniel or Hazel

387 PINE CREST

Beautiful views of the mountains (Beartooths, Crazys, Pryors) & Yellowstone Valley. Wooded w/grassy & level areas that would be ideal for homesite. The HOA has private access to the Yellowstone River off the main highway. The annual HOA includes general fund, road maintenance, & fire fund. Maintained road to property. Located at the corner of Pine Crest Rd and Horse Apple Rd. Buyer to verify w/county conditions for septic permit. Don't miss this opportunity to own your own piece of Montana. The views are amazing!

\$160,000 • MLS#347039 • Call Hazel or Daniel



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phone: 406-367-5213 cell: 406-263-1095 Or email: EliotRealEstate@nemont.net

Billings/Red Lodge Office Jim Jordan, Broker/Owner

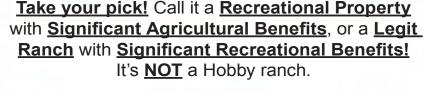
phone: 406-598-4332

www.FarmAndRanchBrokers.com

Milk River Southbench Ranch



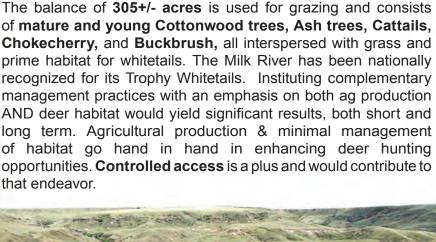
Totaling 4,157+/- Contiguous acres with 3,998+/- Deeded acres & 159 acres of Bureau of Reclamation, the Milk River Southbench Ranch exhibits two distinctly different parcels of land. The Milk River Bottom ground covers 625 acres & has 5.25 miles of Milk River Frontage! Glasgow Irrigation District provides water for 58 acres irrigated (with additional acreage possible), 202 dryland acres are used hay and grazing, & 60 acres of Cattails, Wetlands, new & mature Cottonwoods, Buckbrush, and open water, offers dense habitat, a haven for whitetail, birds, and waterfowl.







Adjacent to the Milk River Bottom ground is the Southbench Breaks pasture consisting of 3,373+/- deeded acres and 159 acres BoR lease. The dominant feature of Southbench is well watered Ash Coulee with over 2 ½ miles of intermittent spring fed watering holes for livestock & wildlife. Numerous deep tributary coulees with mature Ash, Cottonwood, Aspen, Russian Olive trees, Juniper & Cedar shrubs & brush contribute shelter and shade for livestock as well as excellent habitat for Muleys and Upland birds. Pasture contains numerous species of native grass plus **430 acres of tame grass**. The Southbench has a conservation easement in place restricting vehicle travel designated to "parking sites" & allows "walk-in" hunting only.







As a requirement of the easement, construction of new fencing, stock tanks, underground pipelines and new stock well(s) is tentatively scheduled to begin in 2025. Normal owner operation and management decisions remain in place with hunting by owner and family allowed. Aesthetically, unique canyon rock formations and long views of the Milk River Valley are a plus.

Just Listed!



Contact: ELIOT STROMMEN phone: 406-367-5213 cell: 406-263-1095 JLM... Serving Montana & Wyoming For Over 30 Years.

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200 Mountain Brook Rd., Livingston Unparalleled rustic luxury and breathtaking views spanning over 22+\acres close to 190. 2 bed, 2 bath home with a grand fireplace crafted from Madison River rocks. A Montana Treasure. Jo Kolwyck 406.581.1959



\$289,000 | #30033126 1820 Lincoln Rd. E, Helena

3+\- Acre lot with fantastic views across the Helena Valley. Live in the country with quick access to 1-15 and downtown Helena. No covenants make it easy for you to have what you want.

406.431.9573 or 406.438.2839



Nhn Lower Valley Rd., Boulder 157.53+\- acres in the beautiful Boulder Valley. Elk, Moose, Deer, and Bear frequent the property. Hunt out your door or fish in the nearby Boulder River. Year-round access with paved roads.

Ann Snortland 406.438.2839



3433 Pipe Organ Rd., Dillon Famous world class trout fishing awaits just a few steps from your back door with over half a mile of Beaverhead River frontage. 94+\- acre paradise featuring 2600+\- saft home w/ 3 car garage. Nicholette Picken 406.698.0853



338 Bear Gulch Rd., Drummond NHN Pardee Creek Rd. Superior 256+\- acres with easy access off a county Amazing views from this 210+\- acre piece maintain road. Borders 400 of Montana bordering thousands of USFS maintain road. Borders 400 +\- acres of public land. Lots of wildlife including deer and elk. Dry cabin with a generator and new flooring. Lance Koch 406.531.3500



lands. Feels far away, but is only 20 minutes to town. Multiple mines on the property with lush mature trees.

Lance Koch 406.381.6576



With a sprawling 89.9+\- acres of pristine Montana wilderness with a main home and south of MT Hwy 287 between Alder and guest home on 5 deeded parcels. Close to Virgina City. Borders BLM and offers Missoula, yet surrounded by privacy with abundant trails teeming with wildlife.

Susanne Schmidt 406.381.6576



10840 and 212 Red Fox Rd., Lolo 160 Acres off MT Hwy 287, Alder 160+\- acres situated about 2.5 miles expansive views. Includes 2 cabins, gazebo, conex container and a foundation. Nicholette Picken 406.698.0853

PAT SCHINDELE **KELLER**WILLIAMS. Each office is independenly owned and operated. 406-591-2551 • 406-702-4141 in 🗗 🗗 📵 MLS 🖹 🛚 Pat@PatSchindele.com • www.PatSchindele.com 365 SHEPHERD ACTON RD • ACTON, MT • PRICE REDUCTION!

\$1,975,000

Gorgeous views of Sacrifice cliff & more from the home on top of the rimrocks! 20 minutes from Wal-mart in the Heights w/strong possibility for development as horse properties. 1,372 +/- ac total, 709 +/- ac of crop per FSA maps, balance is grazing. Great access w/frontage on Shepherd Acton Rdl

LOTS ON PRYOR CREEK RD • HUNTLEY, MT



Looking for your own piece of paradise? This ONE-OF-A-KIND property is for you. Pryor Creek Road is approximately 18 minutes from the hospitals in Downtown Billings, Montana. Whether you want to have a night on the town or spend quiet evenings star gazing and wildlife watching; this property is for you. This unique property is a horse lovers dream! Golf enthusiast? Pryor Creek Golf Course, featuring two 18 hole courses, is located 5 minutes away. This property won't last long. Bring your blue prints and turn your dream into reality on this beautiful piece of Big Sky Country!!! Co-listed with Cindy Walter.



475 SHEPHERD ACTON RD • ACTON, MT

\$792,000 - 479 +/- AC - 1,280 SF SHOP PRIME OPPORTUNITY FOR DEVELOPMENT! Located just 22 min from Walmart in the Heights! Panoramic views of Billings & 3 mtn ranges!!! 479.6+/- total ac w/ 316.94+/ac of dryland crop currently leased w/ annual income. The existing mobile has a master suite w/ walk-in closet & full bathroom & family room have been added on. There is a single attached oversized garage & a detached 2 car garage along w/ a 1,280 sf shop, open ended shed, root cellar & additional shed! New metal roof. Some doors have been replaced. Additional acreage available for sale!

TBD SUGAR FACTORY • HARDIN, MT



This I-90 frontage property provides easy access from both west and east Hardin interchanges. This is a perfect opportunity for an RV park with easy access to I-90 City Water and Sewer in street on both north and east side of property. Only 5 minutes to downtown Hardin and 10 minutes to the Big Horn Battle Field. Surrounding area has blue ribbon trout fishing, deer, elk and bird hunting. Currently high yield irrigated ground. Possibility of a smaller parcel sale as well or an additional adjacent parcel (ask agents for details). Co-

listed with Shawn Johnston of Keller Williams.

\$699,900 - 107.936 +/- AC

00A POWERLINE • CHESTER, MT • \$1,020,000

• 680 +/- Ac Of "Golden Triangle Country" W/High Yields. 4 Legal Parcels, Located 2 Miles Se Of Chester, Mt.



6904 CORVETTE AVE • BILLINGS, MT • \$129,000

• 32' By 40' Shop! 10-Foot Sidewalls. 2 10' X 10' Doors On Either End Of The Shop Making It A Pull Through Unit. 1-Man Door, 2 Security Cameras.

11 CC LANE - JOLIET, MT





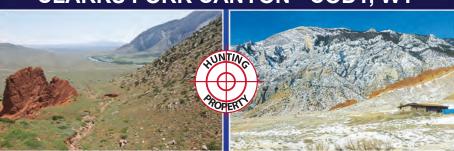
This premier facility on 70 acres is designed for the elite in western equestrian sports, offering specialized amenities for cutting, reining, barrel racing, & team roping enthusiasts. Property is being offered in 3 purchase options. Option 1: Equestrian Center only. List price \$3,500,000 Option 2: Equestrian Center & Lodge Parcel. List price \$4,500,000 Option 3: Equestrian Center, Lodge Parcel & Manager House Parcel. List price \$5,500,000 - MLS#345036

TBD SOUTH FRONTAGE ROAD - BILLINGS, MT



Premier Development Property Coming to Market for First Time in a Generation. Property Located Along +/-2,300 Linear Feet of Frontage Road, Which Parallels I-90 Property Located Only 4.5 Miles West of Billings City Limits and 3.0 Miles East of Laurel City Limits Easily Accessible from I-90 Interchange (Exit 437) Only 0.50 Miles to the West No City Services, Power Runs on North End of Property Irrigation Ditches Currently Run Through Property; Canyon Creek Water Rights Included (1953 Priority Dates) \$5,500,000 - MLS#348319

CLARKS FORK CANYON - CODY, WY



Discover the ultimate in private & rustic Western living on this rare 160 ac ranch property, located just west of Clark, WY. This property boasts stunning, unparalleled views of the Clarks Fork River & surrounding mountains, making it a true masterpiece of natural beauty. W/deeded land & approximately 430 ac BLM grazing lease acres that border the National Forest, the possibilities are endless for hunting, rural-residence, or simply relishing in the great outdoors. And w/a water bottling facility that produced the award-winning American Summits water, you'll have a valuable asset right at your fingertips. \$1,300,000 - MLS#F10019954A

Gž

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NESTLED JUST STEPS AWAY FROM THE MAJESTIC MISSOURI RIVER, these two stunning homes offer the perfect blend of tranquility and natural beauty. Imagine waking up every morning to the soothing sounds of the river and being greeted by breathtaking canyon views. Both homes offer direct access to the Missouri River, making fishing, kayaking, and other water activities a part of your daily routine. Don't miss this chance to own your slice of paradise make these riverside dreams a reality. one level home with three bedrooms and two bathrooms plus one bedroom one and half bathroom rental or mother in





47 CARAGANA DRIVE • ULM, MT

DREAM HORSE PROPERTY NEAR GREAT FALLS! Exceptional 11.6 acre estate combines luxurious living with equestrian paradise. Enjoy 3 bdrms, 2 baths, updated kitchen, daylight basement, Ig workshop with extra 3 car garage, horse barn and riding area. A dedicated space for training, Don't miss the chance to make this dream property your own. \$876,000 • MLS#30031057







CHARLIE WEBER PAM DAVIDSON 406-788-3362 406-788-8278



NONA MUNROE 406-899-2811



2119 10TH AVE SOUTH • GREAT FALLS, MT 59405 406-761-2811 • C21SHEAREALTY@GMAIL.COM





Nestled on a secluded 23+ acre parcel adorned with abundant trees, ponds, a meandering creek, and meadows, this 2,922 sq. ft. well-built traditional-style Ranch home offers unparalleled privacy and breathtaking mountain views. The property is complete with a sprayfoam insulated shop, several open bays for equipment and hay, tractor shed, horse corral and barn, making it ideal for various needs.

The main level of the home features a welcoming covered porch entry into the great room equipped with wood stove, an additional living space adjoining the kitchen and dining room, each with direct access to the deck. This level also includes a convenient laundry/bath combo off the attached 2-car garage, full bath, guest room, and ample storage along the hallway. Upstairs, a spacious loft overlooks the great room below. On one end, you'll find the master bedroom complete with a full bath, a jacuzzi tub, and a walk-in closet. The other end houses two additional bedrooms, a full bath, and a large storage closet.

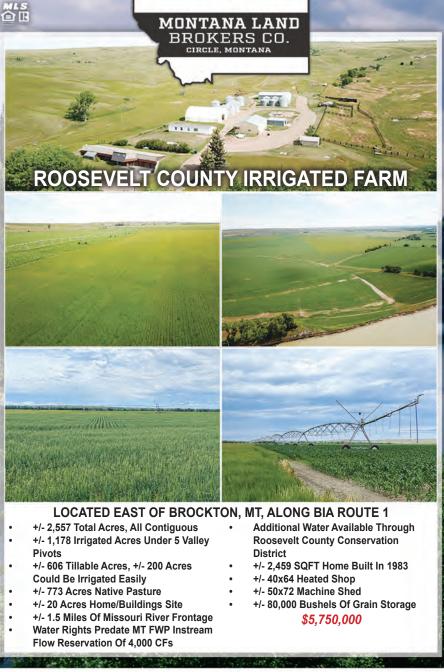
OFFERED AT \$2,077,000

(406) 596-4000 • katie@katieward.com

MLS#30027220

Katie L. Ward, Managing Broker





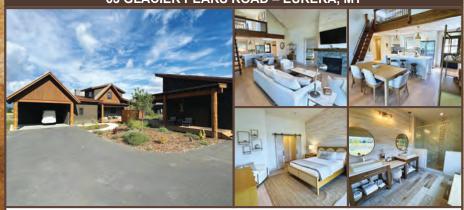
JASON DUNHAM 406-366-5588 MTLANDBROKERS@GMAIL.COM | WWW.MONTANALANDBROKERS.COM

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Trudy Samuelson's Mission Valley Properties | 406-745-4940

101 MOUNTAIN VIEW DRIVE • SAINT IGNATIUS, MT | WWW.MISSIONVALLEYPROPERTIES.COM

63 GLACIER PEAKS ROAD - EUREKA, MT



Discover this exceptional property w/two stunning cabins. The first features 3-bedrooms, including two owner suites w/en-suite bathrooms & an open-concept kitchen & living area. The second is a spacious studio suite with a private hot tub & privacy fence. Both cabins boast breathtaking Mtn views from the covered deck & landscaped yard. For more details, *Call Jerry Murphy 406-300-2669*, *Amanda Holskey 406-750-7762*, or your real estate professional. \$1,529,000 – MLS#30033765 31572 LAKE TO SKY DRIVE - BIGFORK, MT



EMBRACE THE EXTRAORDINARY! Welcome to "Castle Rock," a hidden gem above Flathead Lake in Bigfork, Montana. This 14,256 SF estate offers breathtaking 180° views, 5 bedrooms, 9 bathrooms, gym, game rooms, fireplaces, guest apartment & more. Set on 23 timbered acres w/two gated entrances, it's perfect for multi-generational living. Includes a 50x60 heated shop & two guest apartments. Previews by appointment. For more details, Call David Passieri 406-370-6500, or your real estate professional. **\$6,000,000 – MLS30033846**

58410 CROW DAM ROAD - CHARLO, MT



Experience Montana Majesty on 20 irrigated acres w/seasonal elk & roaming bison. This 3 bedrooms, 2 bathrooms, 1,658 SF home, built in 2010, offers three heat sources: wood stove, propane stove & electric heaters. Enjoy vaulted ceilings, covered deck, Mission Mtn views, central vac, on-demand hot water, oversized garage & 30 GPM well. Just 50 minutes to Missoula Airport & 40 to Flathead Lake. For more details, Call David Passieri 406-370-6500, or your real estate professional. \$895,000 - MLS#30026538

72878 LEMLAMA TRAIL – ARLEE. MT



PRIVATE & SECLUDED! Shy Bear Farm offers 20 acres of wildlife, timber, meadows & Mtn views in Jocko Canyon, just 30 minutes from Missoula. The 3 bedrooms, 2 bathrooms, 2,700 sqft split-level home features radiant floor heating, open floor plan, a primary suite w/tub, shower, sauna & antique wood cook stove. Includes a shop, guest cabin, kennel, garden shed & fenced garden. For more details, Call Jill Ursua 406-240-8386, or your real estate professional. \$647,000 - MLS#30034085

33513 AIRPORT ROAD - SAINT IGNATIUS, MT



PRICE IMPROVEMENT! Move in before winter to this well-designed horse property w/stunning views of the Mission Mountains. This 2022, 3 bedrooms, 2 bathrooms home features Ig windows, a deck, & an open floor plan w/a propane fireplace. Set on 20.58 fenced acres, it includes a barn, garages, RV pad, & irrigated land. Ready for your animals & offering breathtaking views—come see it today! For more details, *Call Jill Ursua 406-240-8386*, or your real estate professional. **\$674,900 – MLS#30032633**





This Arlee property really has it all! Gorgeous home on 2.75 ac that includes a haybarn & horse setup plus a lg, beautifully landscaped yd w/gardens & fruit trees. Located in a quiet neighborhood on a cul-de-sac road, this almost 3,000 SF home features an open floor plan w/stylish updates throughout. A full, finished bsmt w/pellet stove provides a Ig family room & additional bedrooms - an open canvas which can be tailored to your lifestyle. Attached & det garages provide 4 full garage spaces & lots of storage. This property has clear mtn views from the front porch while the back patio is cozy, private space - perfect for a firepit & conversation! This property has been beautifully maintained inside & out. Such an impressive home & grounds just 25 minutes from Missoula! For more details, *Call Liberty DeGrandpre* 406-885-7743, or your real estate professional. **\$645,000 – MLS#30034499**

46246 GILLETTE LANE - RONAN, MT



Montana sanctuary between Flathead River & Mission Mountains! This 4,000 sqft, 40 acre home offers elegance & nature. Maple floors, log accents, towering ceilings, & a sunroom fill the space w/light. Chef's kitchen w/walnut cabinets, quartz countertops, spa-like master suite. Separate guest quarters, 2-car garage, 1,400 sqft shop, irrigated acreage, & upgrades throughout. Must see! For more details, Call Liberty DeGrandpre 406-885-7743, or your real estate professional. \$1,190,000 - MLS#30030019

61500 WATSON ROAD - SAINT IGNATIUS, MT



PRICE IMPROVEMENT! This 50.56 acre property features a 4,872 sqft home w/4 bedrooms, 3.5 bathrooms, two shop buildings (6,400 sqft total) & a barn. Ideal for business ventures like a wedding venue, it offers an outdoor fireplace, built-in BBQ, rec room w/wet bar, central AC, propane fireplace, walk-out basement & more. For more details, Call David Dutter 406-552-7172, or your real estate professional. \$1,290,000 - MLS#30023311



TRUDY SAMUELSON 406-360-5860



DAVID PASSIERI REALTOR 406-370-6500



JILL **URSUA** 406-240-8386



LIBERTY DEGRANDPRE 406-885-7743

MCCLEARY SUBDIVISION **ROUNDUP, MONTANA**



Prime development property in Roundup, MT. Consists of 6.13 +/- acres. Current plat contains 46 lots. Zoning: R1 (stick built or modular with permanent foundations). City water & sewer in close proximity. Close walking distance to new elementary school. Acreage is in the projected path of growth. Estimated taxes: \$52. \$225,000 - MLS#317810

HILLCREST ROAD **ROUNDUP, MONTANA**



268 m/l acre parcel ~5 minutes from Billings. Suitable for a ranch or subdivided into smaller ranchettes. Rolling terrain. 14.2 m/l acres tillable, currently alfalfa. \$1,210,000 - MLS#347446

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TIM NESSAN 406-860-0791

TIM@MONTANAFARMRANCH.COM



EVERYTHING CHANGES WHEN YOU LIVE IN MONTANA...

208 PRAIRIE ROSE LANE - FORSYTH, MT - \$595,000

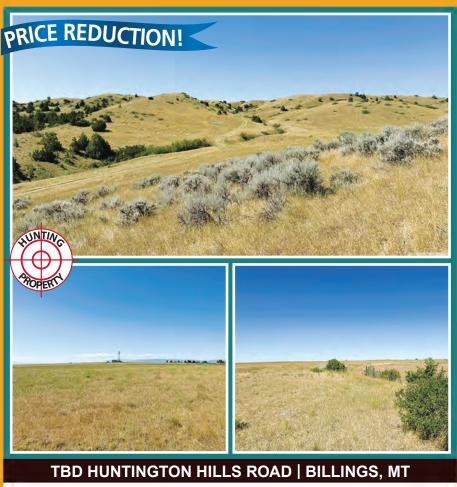
Enjoy the serene beauty of Eastern Montana from the front porch of this rural cabin. This peaceful property offers privacy while still being just 10 miles from Interstate 94. Equipped with power, a well, & a small pond attracting wildlife like deer, antelope, & turkey, it's a perfect recreational getaway or a potential forever home. The Yellowstone River is 20 minutes away for fishing & boating. Located 19 miles from Forsyth, MT, with only 2 miles of gravel road.



Great country location, just outside of a small town, this manufactured home w/permanent foundation sits on 20+/- ac. It has 3 beds & 2 baths. The outside is fenced for horses & does have cross fencing separating pastures, plus the property has a chicken coop & extra storage sheds. The shop offers plenty of workshop space & room for toys. There are 2 septic tanks on the property, multiple electric hookups, & multiple water hydrants, so it is setup for RVs, trailers or another residence. The metal roof was new in 2019.

TRACEY DION, BROKER - 406-635-LAND SHEENA SCHIFFER, BROKER - 406-600-5610 **EMILY MILLER, AGENT - 406-351-1021** 206 LOGAN AVE - TERRY, MONTANA WWW.MTLANDHOME.COM MLS 🖨 🎚





This property is a rare opportunity /no covenants. One hundred and fifty-eight acres, w/access for the property being a private black top road. Located just off of Highway 87 East, South out of Lockwood. This property has many potential building sites w/amazing views in all directions. The city of Billings is a site to behold from many points on this land as well as the Pryor, Bighorn, and Beartooth Mountains. If you don't want to be up top then you have multiple coulees to choose from w/cedars, and ponderosa pine. The options are tremendous, it would make a great subdivision. Or this property is a great location for a small horse or cattle operation that is very private. Map in supplements. Boundary lines on map are approximate. \$620,000 - MLS#347796 Call Heather Pfancook 406-967-2850



3034 E J ROAD | POMPEYS PILLAR, MT

This is a very nice horse ranch --- 40 ac w/a great log home that has 2,814 sqft above ground plus a 1,512 sqft basement partially finished. 3 beds, 4 baths, Ig kitchen w/various dining areas, including a formal dining rm. Attractive living area w/huge wood burning fireplace. Lg master bedroom w/ walk-in closet & spacious master bath, double sinks, shower, & Ig jet tub. Upper level has two beds & an office space that looks down on the first floor. Interior logs w/great beams are exposed throughout. Lg deck across the east side of the home. Spectacular views of the Yellowstone River Valley, Pompeys Pillar, Fly Creek, the Bull Mtns. & more, Barn w/2 lg box stalls, tack rm & storage area for tools & grain. There is also a covered shed for livestock protection & a set of corrals and a round pen. One new heated waterer, an automatic waterer, & several frost-free hydrants. Outdoor riding arena made of portable panels. 10 ac of excellent hay meadows & additional areas of irrigated pasture. 18 shares of water out of the Huntley Irrigation District. Great place for a horse ranch-small cattle ranch or just a place for the family to have 4h projects and a lot of space to roam. Located in the heart of Montana's great hunting & fishing. \$1,175,000 - MLS#349064

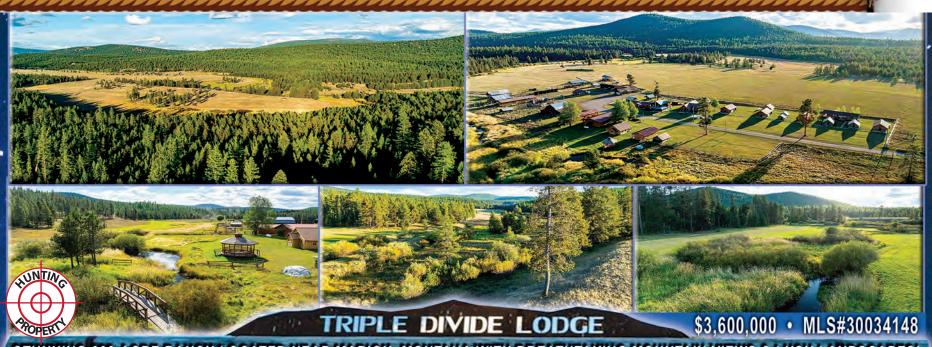
Call Ward Fenton 406-967-2850



406-698-6183

406-967-2850

406-208-2280



STUNNING 338-ACRE RANCH LOCATED NEAR MARION, MONTANA WITH BREATHTAKING MOUNTAIN VIEWS & LUSH LANDSCAPES!

Expansive property offers the perfect blend of tranquility & adventure, with the picturesque Little Bitterroot River running along its edge. Enjoy vast pastures ideal for livestock or agriculture, complemented by streams & vibrant wildflower meadows spread across the vast acreage. Several living quarters, shops, barns, dining hall, admin buildings ideal for sleeping & feeding over 70 people at a time. Minutes to world-class fishing in McGregor Lake & The Little Bitterroot Lake. 338 acres to explore endless hiking, riding trails & river providing an idyllic setting for outdoor adventures. Try the 18-hole frisbee golf course, the ropes course with your friends, or relax in the waterfront gazebo and simply listen to nature. Whether you're looking for a working ranch, writers retreat, or preppers community, this is your spot.

BUILDINGS BLEND RUSTIC CHARM WITH MODERN COMFORTS, CREATING AN INVITING ATMOSPHERE FOR GUESTS.

MAIN OFFICE - Set up & ready to run the operations of the ranch or retreat, while also housing the manager.

GUEST CABINS - Scattered throughout the property, offer a sense of privacy while maintaining a charming, homey feel. Each cabin w/ handcrafted wood furnishings, comfortable beds, & porches perfect for sipping morning coffee while watching the sunrise.

DINING HALL - Warm, communal vibe, with long wooden table, where guests gather to enjoy hearty, home-cooked meals. Walls adorned with local art & cowboy memorabilia, creating an authentic western atmosphere.

KITCHEN - Fully equipped to handle large crowds. STABLES- Essential to the ranch experience, housing a variety of gear for riding horses.

ACTIVITY ROOM - This versatile space serves as a hub for various activities such as, foosball, pool, ping pong. With newer upgrades to the interior, it's a lively spot where guests can come together for fun, games, and relaxation.

WORKOUT BARN - This room has everything needed for a great workout. Several out buildings and sheds for storage.

OUTDOORS - Surrounding all these buildings, you'll find fire pits for evening storytelling, picnic areas, and trails leading into the wilderness, inviting guests to explore the natural beauty of the ranch. This property offers a perfect blend of adventure and relaxation, and a genuine taste of ranch life.



800-237-7844 - 2711 AIRPORT ROAD -HELENA, MONTANA



LICENSED IN MONTANA
WYOMING - NORTH DAKOTA
SOUTH DAKOTA

L.I.T. RANCH - WIBAUX, MT



A rare opportunity to own 1 of the largest contiguous deeded acreage ranches for sale in MT cattle county. Gaze out from the deck of the Log Lodge onto this safe, secure, pristine property from skyline to skyline. This huge ranch encompasses 64,812+/- total ac of which 45,286 +/- ac are deeded, w/ an add'l 16,966 +/- ac leased from the BLM, & 2,560 +/- ac leased from the State. 2 lg ranch headquarters combined w/10,496 SF 3-story lodge provides a surreal western lifestyle w/ luxurious accommodations for the owners & plenty of room for guests & family. Cedar Creek flows through the ranch. The ranch is presently running 600 cows year round & 3,500 yearlings May-Dec. 36 reservoirs, ~100 tanks on pipeline supplied by 6 wells.

Wildlife abounds w/ resident elk herd, world class trophy mule deer, resident antelope herd, pheasants & sharp-tailed grouse, along w/trout fishing. The ranch is home to a greater sage grouse habitat & 1 dinosaur dig, plastered & tarped. ~3 miles away is an unexplored dinosaur site. The ranch is extremely accessible w/GREAT roads & trails. Great fencing w/miles of new fence, multiple working corrals, water, 2 headquarters, managers residence, varied terrain, & great roads makes this ranch easy to manage. \$42,000,000

Call Bill Bahny, 406-594-7844 for your appointment today. Co-Listed with Tyler Mullaney, 406-491-3756 Trophy Ranches

KEYSTONE RANCH - ISMAY, MT



About 5 miles north of Ismay, MT which is about 5 miles north of highway 12 and 60 miles east of Miles City, MT sits the Keystone Ranch 21,887 acres of which 10,742 +/- deeded and 11,145 are BLM and State of Montana lease. There are 2,577 acres of crop ground on the deeded plus 484 acres of crop ground on the state lease. None of this is currently being farmed and is seeded down into hay crops with some alfalfa consisting of newer seeding.

\$9,950,000 - Call Dru Burk 406-772-5425

CLARK'S FORK RIVER FARM - FROMBERG, MT



123+/- acres with two newly constructed homes situated on the banks of the Clark Fork River. Views of the Beartooth Mountains, 102 +/- acres of irrigated alfalfa, outdoor riding arena, and recreational opportunities out your back door. Grab your fishing pole and take a walk to the river, but don't forget all the other species of wildlife that can be viewed from your front door including: Whitetails, Mule deer, pheasants, turkeys, and tons of waterfowl including large flocks of geese landing in the fields. With 108 shares of irrigation water, you can get 3-4 cutting of hay each year.

\$2,799,000 - MLS#344446 Call Angie Coley 406-281-0671

TITICA BOULDER RIVER RANCH - MCLEOD, MT



Mcleod, MT, situated just 20 miles south of Big Timber on Highway 298, presents a remarkable opportunity for those seeking to establish their legacy ranch. This expansive property spans across 492 ac, featuring 152 irrigated ac nestled in the river bottom, while an imposing mountain graces its eastern boundary. With approximately one mile of the world-renowned Boulder River serving as the western border, accessing the river is effortless. Abundant wildlife, including elk & deer, thrive in this area, adding to the allure of the land. Moreover, the blue ribbon trout fishing in the Boulder River is truly unparalleled. The rarity of finding such a substantial stretch of river, especially on the Boulder River, cannot be overstated. Don't miss your chance to acquire this exceptional property, priced at \$7.2 million.

\$7,200,000 - MLS#343138 - Call Bill Bahny 406-594-7844

3399 OLD US HIGHWAY 2 - MALTA, MT



ONE OF A KIND! Offering 2 separate modular homes, both on separate propane tanks and separate electrical meters. The barn, calving shed, chicken coop and all other out buildings, and fences have been freshly painted. All corrals are metal fenced with automatic waterers. Property is fenced. Water rights off irrigation ditch. Both homes have many updates. Brand new well house system allows homes and corrals to be ran separately.

\$554,900 - MLS#341701 - Call Angie Coley 406-281-0671



BILL BAHNY BROKER 406-594-7844 BBahny@mt.net



DRU BURK BROKER 406-934-2424 Heartv2@yahoo.com



ANGIE COLEY
REALTOR
406-281-0671
angie@montana-ranches.com



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REVEALING WORLD-CLASS TROPHY RANCHES

NOW OFFERING RANCH MANAGEMENT SERVICES!



Stunning 228-acre property just 2.8 miles outside Belt, MT, offering a blend of hunting, fishing, farming, ranching & recreation. 50 acres of mature trees along Belt Creek, creating a wildlife sanctuary perfect for hunting deer, turkeys, pheasants & waterfowl. It includes both sides of a Blue-Ribbon trout stream w/exceptional fishing for Browns, Rainbows & Brooks. 116+/- acres of farm yields Timothy grass hay, w/ multiple structures supporting agricultural ops. Remodeled 3 bed, 2 bath, 2,560 SF home. Ideal for outdoor sports, farming, or ranching.



BIG TIMBER HOBBY RANCH - BIG TIMER, MT



Experience Montana living with this stunning 13-acre property in Big Timber. 3 bed, 2.5 bath, 3,464 SF home w/ 10+/- ac of irrigated land, 4.5-acre center pivot for hay, & breathtaking views of the Crazy Mountains. Qtr mile to Boulder River. Plus mobile home, det garage, insulated shop, corral, tack shed, & lean-to shelter. No restrictions, 3 wells, main road access, located between Bozeman & Billings, easy access to outdoor recreation and Yellowstone National Park.



TROPHY





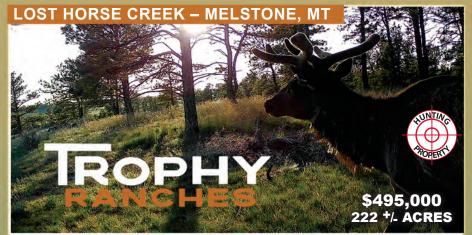
226 acres located on the Montana/Wyoming border. This tree filled property with varied slopes leading to a catch pond is home to mule deer, upland birds and occasional elk. The options are endless with no structures on the property allowing you to design your get away hunting or recreation camp in South Eastern Montana.



SALE IN THE STATE OF MONTANA! The L.I.T. Ranch encompasses an impressive total of 64,812 +/- ac. Within this, approx 45,286 ac are deeded,

complemented by an add'l 16 966 +/- ac leased the BLM. & 2.560 ranch headquarters co provides a surreal we luxurious stay for frien s. It is known as one of most well-watered ranches in MT. The diverse terrain supports a multitude of ecosystems, w/mature Ponderosa Pine & Juniper trees, Buffalo, & Chokecherry brush providing dense cover. The lush coulees & grassy ridges amongst the 1,000 ac of dryland hay ground provides phenomenal forage for both cattle & wildlife. The wildlife is abundant & varies from trophy elk, mule deer, white-tailed





222 ac nestled in the Bull Mtns. The property has 37 ac currently planted to grass. A 40x80 shop is plumbed in w/septic & French drains for sm living quarters. There is a great flowing water well that has a spigot & line running to a water tank. Electricity hooked up in the shop & on the property. Mature ponderosa pines, sage brush & cottonwood trees provide habitat for wildlife. Elk, mule, whitetail deer, turkeys, antelope & other upland game birds can be seen on the property. Ready for the hobby farm or recreational enthusiasts. Great home sites w/easy access.

ELK RIDGE RANCH – WINNETT, MT



7,830 +/- total ac 30 miles north of Winnett, MT, within hunting district 410. A coveted locale renowned for its world-class bull elk & mule deer. Renovated home & multiple outbuildings designed for equipment storage & recreational needs. Over 3 miles of strategically laid pipelines feeding multiple water tanks, blinds near reservoirs & 500 ac of cultivated crops, the ranch offers a year-round haven for wildlife. 1,242 deeded ac, it also grants access to an add'I 1,120 ac of secluded public land. Adjacent to the north boundary lies 6,000 +/- ac Crooked Creek Grazing Assoc. - an opportunity for cattle grazing & an extra income stream.



2.77 ac equipped w/RV hookups, an ideal investment for both business & leisure travelers. Extra income opportunity w/ 2 apts upstairs. It boasts a valuable liquor license w/added option for gaming. Near the 4-way intersection of HWY 87 & 200, it enjoys high visibility & accessibility. Currently generating impressive income, plus potential to open a bar/restaurant. There is a steady monthly income stream from the gas/diesel pump lease, making it a lucrative investment. W/a strong employment base in place, this property presents a promising opportunity for savvy investors.

THE OLE' MERCANTILE - GRASS RANGE, MT \$899,999 • 2.77 +/- ACRES

FISHING LODGE EWING RIVERBEND RANCH MELSTONE, MT LEWISTOWN, MT SOLDI R SOLD! \$2,983,000 \$1,166,000 4.5 ^{+/-} ACRES

1,244 +/- ACRES

MILK RIVER FARM HARLEM, MT SOLD! ROPHY \$549,000

205 +/- ACRES

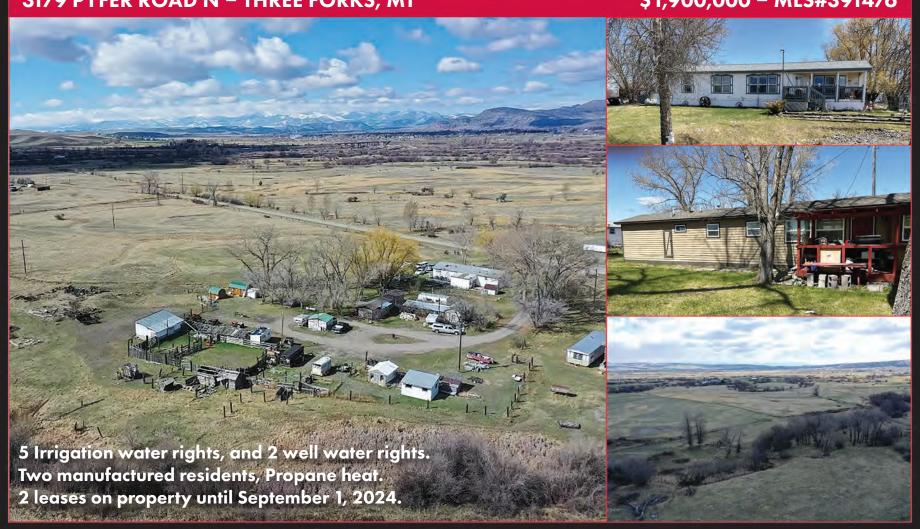
ELK PARADISE - MISSOURI BREAKS • ROY, MT SOLDI \$1,499,000 320 +/- ACRES

CLARKS FORK RIVER FARM - FROMBERG, MT SOLDI RANCHES \$2,799,000 123 +/- ACRES

TO VIEW ALL OF OUR LISTINGS OR FOR 406 RANCH MANAGEMENT: WWW



\$1,900,000 - MLS#391476





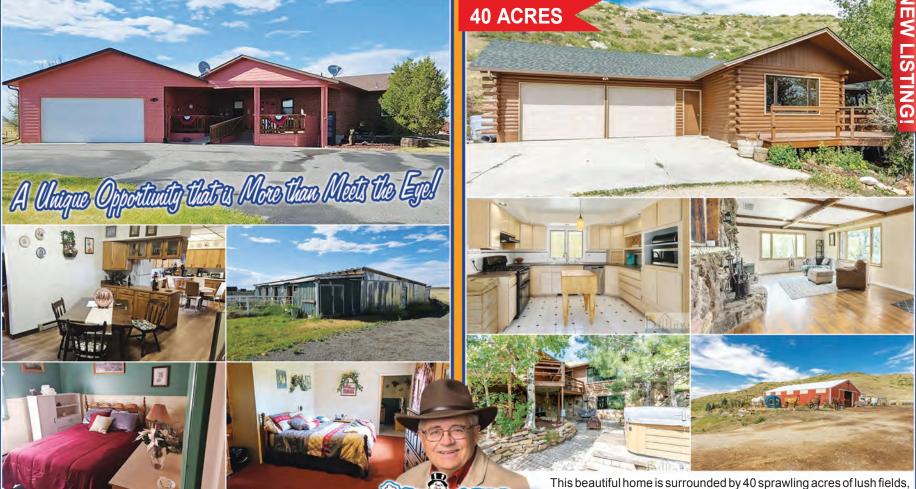
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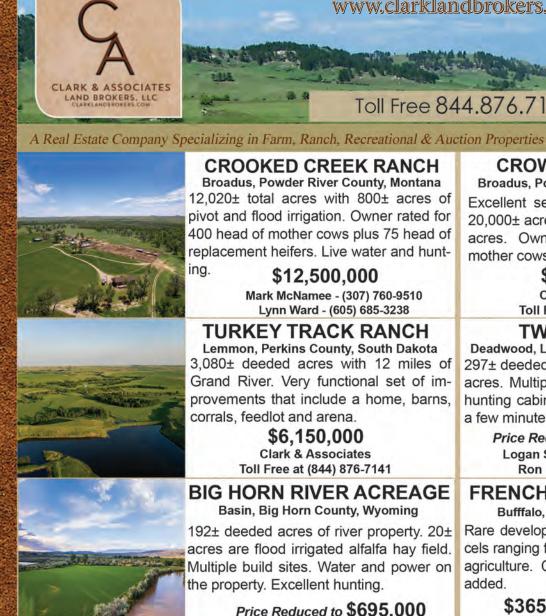
10 BEDS! • 4 BATHS • 5,082 SQFT • 2.49 AC

Unique Opportunity. This huge home consists of 10 bedrooms, 4 bathrooms, 2 kitchens, includes most of the furnishings, appliances and equipment for a fresh start on your bed and breakfast facility or group home or big house. Lots of possibilities. Decks front and back for lounging. A hot tub is included. It is licensed with the state and listed with Air B&B. It also is set up for horse boarding. You will find 4 stalls, a large shop with office and bare acreage that could be developed into dry camping for people with travel trailers. Acton is only fifteen minutes from Zimmerman Trail. The potential here is only limited by your imagination. Call to view it. \$600,000 - MLS#347194

creating a serene and inspiring atmosphere. The ranch house exudes rustic charm with its classic design, three bedrooms (2 non egress) featuring spacious living areas with rich wood accents, and large windows that offer breathtaking views of the surrounding landscape. Outside, there's a charming barn perfect for horses or livestock, and miles of trails wind through the property, ideal for

exploring. There is also the potential to add additional dwellings, making it versatile for various needs. Whether you're seeking a peaceful retreat, a functional ranch, or the opportunity to expand, this property offers it all. No HOA or CCRs. Co-listed with Brenda Mills - 406-200-3198. \$1,200,000 - MLS#347622

LändReport



www.clarklandbrokers.com Toll Free 844.876.7141

736 S. Main St. Lusk, WY 82225

CROOKED CREEK RANCH

Broadus, Powder River County, Montana 12,020± total acres with 800± acres of pivot and flood irrigation. Owner rated for 400 head of mother cows plus 75 head of replacement heifers. Live water and hunt-

\$12,500,000

Mark McNamee - (307) 760-9510 Lynn Ward - (605) 685-3238

TURKEY TRACK RANCH

Lemmon, Perkins County, South Dakota 3,080± deeded acres with 12 miles of Grand River. Very functional set of improvements that include a home, barns, corrals, feedlot and arena.

\$6.150.000

Clark & Associates Toll Free at (844) 876-7141

BIG HORN RIVER ACREAGE

Basin, Big Horn County, Wyoming

192± deeded acres of river property. 20± acres are flood irrigated alfalfa hay field. Multiple build sites. Water and power on the property. Excellent hunting.

Price Reduced to \$695,000

Travis Gitthens - (307) 315-1274

CROW CREEK RANCH

Broadus, Powder River County, Montana Excellent set of improvements on this 20,000± acre ranch. 650± flood-irrigated acres. Owner-rated at 700 head of mother cows year-round.

\$12,000,000

Clark & Associates Toll Free at (844) 876-7141

TWO-BIT RANCH

Deadwood, Lawrence County, South Dakota 297± deeded acres and 312± BLM lease acres. Multiple stocked fishing ponds, a hunting cabin, and abundant wildlife just a few minutes from Deadwood.

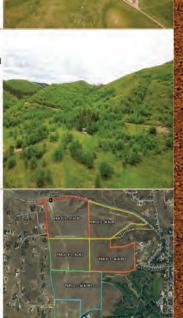
> Price Reduced to \$2,200.000 Logan Schliinz - (307) 575-5236 Ron Ensz - (605) 210-0337

FRENCH CREEK PARCELS

Bufffalo, Johnson County, Wyoming Rare development opportunity - two parcels ranging from 36± to 46± acres zoned agriculture. City water lines have been added.

\$365,000 - \$4555,000

Cory Clark - (307) 334-2025 Jon Keil - (307) 331-2833





For over a century we've served customers who can do just about anything. You deserve a financial partner who works as hard as you do.





23,665± Total • 13,800± Deeded • Premier Grazing Land • All Contiguous • Extremely Limited Public Access
 • Hunting, Wildlife Viewing, Photography • Soil Carbon Capture/Sequestration • Water Sport Recreation
 • Stargazing • Year-Round Indoor Arena (37,500 Total Sqft) • 30 Minutes To Sheridan, WY



2,182± Deeded Acres northwest of Devil's Tower & the Missouri Buttes • Healthy soil, abundant grass & water, & fantastic habitat for wildlife • Seasonal livestock grazing, haying, guest ranch operations, hunting & outfitting



Powder River Hay and Hunting Ranch has 5 miles of Powder River running through it • Excellent water rights
 525 Acres Irrigated • 5 Pivots • Cash Flow • 1,780± Deeded Acres - 2,020± Total Acres



- 3,300± Deeded Acres
 3,780± Total Acres
 480± State Land lease
 Zoned Agricultural (RR-2)
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3,700-ACRE FARM: Located N of Great Falls and about 10 miles NW of Power, MT. 2,437 acres of good dry cropland, 828 acres of CRP land, approximately 400 acres grass, 35 acres around the building site. Estimated 1,400 acres currently seeded to winter wheat. Several parcels running for 11 miles from E to W near Freeze Out Lake and N of Fairfield. Ranch style home built in 1971, 1980 sq. ft. (needing repairs), 40'x50' shop building that is heated and insulated, 2 large metal storage buildings of 40'x100' & 60'x140', office & lumber & chemical storage building 30'x60', and estimated 100,000 bushels grain storage bins. Tri County Water District provides water to property. Good big game hunting and trout fishing in the nearby Bob Marshall Wilderness in the Rocky Mountains.

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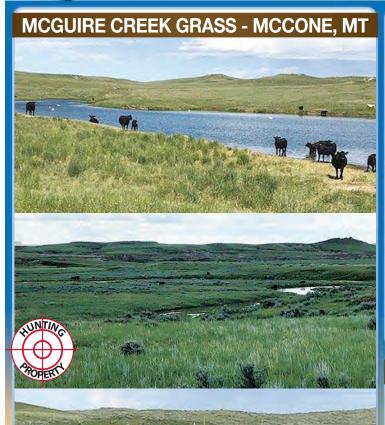


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27 GRAND AVENUE - BILLINGS, MT 59101

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If its grass you want, this 15,030 ac ranch has a sea of grass. The ranch is located in McCone County Montana. There are 8,250 ac deeded, 2 State Sections over 5 thousand ac of BLM & 320 ac of private lease. Stock water is plentiful w/seven wells, 10 miles of pipe-line, 2 springs & 17 stock dams. 800 ac of hay land can be used for grazing or forage production. The ranch is divided into 15 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 & water fowl, & its only about 15 miles to Fort Peck Lake for excellent fishing. \$7,800,000
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 - NICE REMODELED HOME **EASTERN MONTANA**

SILVER NUGGET - SHAWMUT.



This is a beautiful slice of Montana located near the center of the "Last Best Place" The log house has 3 bds w/a huge att gar. The gar was constructed to accommodate an apartment w/total square footage of 1,680 ft. There are several open-faced livestock sheds, a very nice metal shop & an old airplane hangar. The total area is $473\,ac$ in 2 parcels. The Snowy Mtns rise to the north, Little Belt & Crazy Mtn ranges to the west.' The old town of Hedgesville is 4 miles west & Shawmut, MT is 7 miles south. Billings, the largest town in the state is 90 miles southeast. Deadman's Basin is a recreational & irrigation lake just south of the ranch. Wildlife in-cludes antelope, mule deer, occasional elk, grouse & waterfowl. A huge dinosaur was found near the ranch & now resides in Museum of the Rockies, Bozeman, MT. \$875,000

FOR MORE INFORMATION & SHOWINGS, CONTACT MARC SHAULES 406-855-0558 OR JIM ESPY 406-661-3122

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400 +/- Acres located in Jefferson County, Montana with the Boulder River traversing the property. Fishing and hunting, productive agriculture ground, a great set of outbuildings and a 3 bedroom brick house. This is a "must see" property. Livestock and machinery are optional! **NOW LISTED AT \$4,200,000** Call Patti for more information.









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RED LODGE CREEK PROPERTY

Discover your slice of paradise nestled in the foothills of the Beartooth Mtn range! This stunning recreational property offers the perfect blend of natural beauty & practical amenities. With a well in place & approx 0.25 mile of prime fishing along the tranquil Red Lodge Creek, outdoor enthusiasts will find their haven here. Marvel at the panoramic views while exploring the numerous potential building sites across the landscape. Boasting fertile irrigated hay lands spanning 32.7 acres & a spacious barn w/electricity (36×96), this property offers both leisure & functionality. \$1,500,000

2 COOMBS FLAT ROAD - MOLT, MT



Welcome to the picturesque Canyon Creek area, where serenity meets convenience! This extraordinary 20 to 30 ac tract of land is nestled 21 min north of Laurel, MT, & to the west of Billings. Embrace the perfect opportunity to fulfill your dreams of owning a horse property or creating your very own country retreat. This parcel boasts an abundance of desirable features, inc well-maintained dryland pasture & breathtaking views of several mtn ranges, creating an awe-inspiring backdrop for your future home or equestrian haven. Fiber optic on the county road. Location is North East of the corner of Coombs Flat Rd & Clapper Flat Rd. Perimeter fenced & private gate. *STARTING AT \$249,900*

160 ACRES IN GOLDEN VALLEY COUNTRY



Exclusive 160-acre offer in Golden Valley County, 10 mi south of Ryegate. Breathtaking vistas and convenient county road frontage along Ramage Rd. Utilities are in place. The majority of the land is dryland hay, offering excellent potential for ranching, agriculture, or equestrian pursuits. Just 1 hour and 30 minutes from Billings, you're never far from modern amenities, including major retail outlets, medical centers, and international airport access.

OWNER FINANCING AVAILABLE! 2 TRACTS AVAILABLE • TRACT 10 &11 • \$1,350 ACRE

MOSER DOME LAND



Located south of Laurel, MT, this stunning piece of land offers the perfect combination of expansive grazing land & prime hunting opportunities. W/469 ac of pristine terrain, you'll have ample space to roam & explore. Whether you're an avid hunter, cattle rancher, or simply seeking a tranquil escape from the hustle & bustle of city life, this property is sure to exceed your expectations. \$750,000

02 POPELKA ROAD • MOLT, MT



Nestled on 137 ac NW of Billings, this prime property boasts county road access & power conveniently available along the county road. Situated in an excellent location, it offers easy access to all the amenities on the west end of Billings, mere minutes from the airport via Shorey Road. Enjoy the picturesque views of the mountain ranges from the expansive hay field. Here's your opportunity to craft your dream ranchette, embracing the perks of country living while being just moments away from city amenities & services. \$550,000

FROMBERG FARM



This Ranch has approx. 226 ac. This land is composed by approx. 53 irrigated ac & the balance is pasture. Flood irrigation w/ gated pipe. Water rights for irrigation include: 73 Shares of Orchard Canal. Drilled well for house & corrals & stock water out of orchard canal. Improvements include: 2 story farm house built in 1900 & updated through the years. 3 bed 2 bath, 2,140 sf. Approx. 3,800 sf Barn/shop. 24X24 working shop, heated & insulated. Barn/ Stables w/ a set of corrals. Lg cottonwoods surround the buildings, plus several producing fruit trees. Outstanding hunting opportunities. Property is fenced and cross fenced \$1,500,000

SIX P'S FARM



1,480 ac parcel 18 miles N of Lavina, MT, offering a mix of 1,143 ac of fertile farmland & 337 ac of lush pasture. Recently released from CRP, the farmland is primed for reestablishment as a productive dryland farming operation or for grazing. Cameron Creek winds through the property, feeding into a holding pond that provides ample water year-round. 3 strategically placed wells ensure abundant domestic & stock water resources. Fiber optic & power infrastructure are in place. Wildlife enthusiasts will appreciate the presence of elk, deer, antelope, & upland game birds. Completing the package is an older mobile home w/addition & approx. 24x30 shop. \$1,750,000



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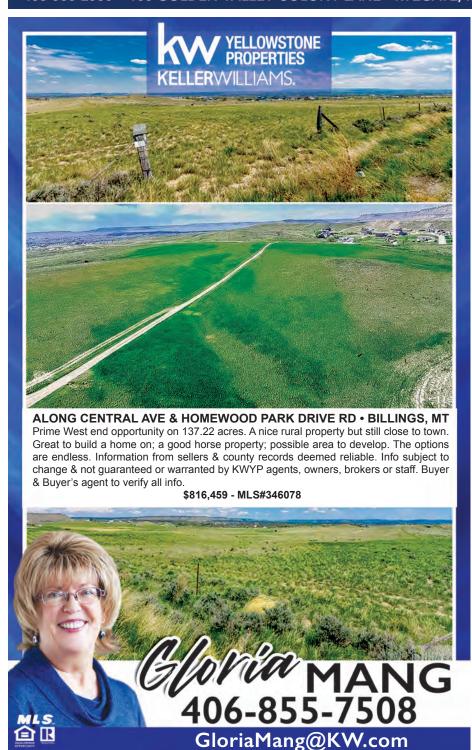






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leased annually. Primary traffic routes to NW Wyoming, Red Lodge, Red Lodge Ski Mtn. Yellowstone National Park & Cooney Reservoir. Inquire w/agent for detailed info & don't let this unique opportunity pass you by. Please don't enter property without an agent. Showr by appt only. \$2,100,000 - MLS#341417

TBD HIGHWAY 3 - BROADVIEW, MT

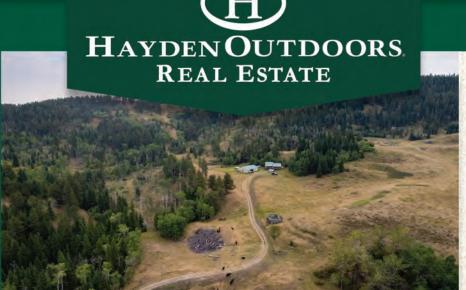
of Broadview Mountain on Highway 3, this expansive 318 +/- acre property offers the perfect blend of rural countryside and outdoor adventure. With mountain views, fertile farm ground, and abundant wildlife, this land is a dream come true for future farmers, nature enthusiasts, and those seeking a low land hunting retreat. Cultivate your passion for farming on 169 acres of prime farmland or graze your livestock on the expansive 149 acres of pasture/hay. Sand Creek flows through



their natural habitat. Perfect for farming, ranching, or simply enjoying the peace and quiet. \$389,000 - MLS#349046



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PARK COUNTY, WY \$4,990,000 | 2,173 Ac. Phil Phillips 970.209.3006



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Mankin Hunting Camp
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Boulder River Legacy SWEET GRASS COUNTY, MT \$1,799,999 | 150 Ac. Mike Sedgwick 406.930.2379



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Moccasin Land & Livestock FREMONT COUNTY, WY \$1,595,000 | 160 Ac. Cody Jacks 307.349.2215 Zimmerschied Ranch CROOK COUNTY, WY \$2,100,000 | 780.35 Ac. Jenny Tarver 307.299.7145

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Hay Lake Ranch CAMPBELL COUNTY, WY \$1,485,000 | 1,189.84 Ac. Taylor Vinot 307.696.1309

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A rancher herself, Kate grew up on an Iowa farm. By the age of 9, she'd sold her first pickup load of pigs and calves. Attending South Dakota University, Kate learned the business side of land management. She later went on to raise corn, soybeans, forage, and managed grassland. Kate personally sticks right with her sellers and buyers all through the process, helping them navigate any challenges that arise.

It's not unusual for former clients to count Kate as a lifelong friend. Currently living in Montana and serving clients in Montana, Idaho, South Dakota and Wyoming, Kate has expert knowledge in recreational properties, ranching, farms, cabins, luxury homes, and more. Call Kate Jones your committed broker for your real estate needs!







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Eagle Trail Retreat in Scenic Nye, MT - designed by A&E Architects – High end 4,100 SF house on 20 acres. Property is 2 ten ac parcels. South facing meadows w/ Rocky Mtn views. Custom exposed log Post & Beam construction, 3 level, 3 Bed+Den, 2 bath. Local & reclaimed materials - Big Sky log timbers - Chicago Spiegel Warehouse pine floors - Montana Travertine tile - Bozeman milled Beadboad - Red Lodge Back Alley Metals - Iron Chandeliers by Rusty - Antique Bar Island Mexico. MAIN-Foyer, Living Rm, Dining Rm, Kitchen, Master Bed Rm, 2nd Bed Rm, Full Bath, Lg Screened Deck. LOFT-3rd Bed Rm w/8 bunks, Open Sitting Rm. LOWER-Foyer walkout to stone patio, Family Rm, Den w/Bed, 2nd Bath Rm, Laundry Rm, Ig Storage Rm. Detached garage w/Bonus Rm. New windows in Living Rm in 2022. Thermador Range, Cedar Siding, infloor radiant heat, Starlink. STILLWATER RIVER & NATIONAL FOREST access.





NYE, MT | MLS#342376 | \$1,288,000

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543 BELMONT RD - LAVINA, MT \$274,900- MLS#348900



Looking for country living, that's turnkey & move in ready with lots of new/updated! THIS IS IT! This 1982 manufactured home has been updated inside & out! There are 3 bds, 2 bths (master w/dbl vanity), nice sized kitchen w/pantry, dining area, living room w/a pellet stove & entertainment center & mud room/ porch w/doggie door & door to kennel that stays. Property features include the house w/metal siding & roof, on-demand water heater, updated electrical w/200-amp panel, GFA furnace & central air, LVP flooring, insulated crawl space, jetted tub w/inline heater, well w/whole house filtration system & grunfos VFD well pump. The gar/shop is mostly insulated, loft for storage w/ladder access, 100 amp service, an 8x20 Conex mouse-proof storage container, new metal roof/siding in 2021

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Berry Creek Ranch 1600 acres of grazing & hay land Columbus, MT \$2,800,000



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Come see this charming 4 bed, 1 bath home on a beautiful corner lot, in a quiet neighborhood in Harlowton! Open floor plan from living room to kitchen, incl. washer/dryer hookups on M.L. Mudroom w/ closet space off back door plus entrance to bsmt. Two bedrooms upstairs. Deck off southside, plus small deck on eastside leading to kitchen. Please note, this home does have a leak coming from the roof, located above the kitchen. There is a recent estimate from a licensed contract for this fix. \$167,000 - MLS#347731

109 A AVE NE • HARLOWTON, MT



Come take a look at this very well maintained 2000 3 bedroom 2 full bathroom home! Updates are new paint, as well as new flooring in the kitchen and in the bathrooms. furnished! To name a few things, dining table and chairs, bed sets, paintings and more. There is an attached single bay garage and an exterior storage room from the home. Call text or email for a showing! **\$160,000 - MLS#349030**



Adorable 2 bed, 1 bath house, tucked away from busy highway on South Central, Harlowton. Adorable home w/ tremendous potential!! Open floor plan between the kitchen & dining area to the living room w/cozy fireplace. This is perfect for a rental or starter home.

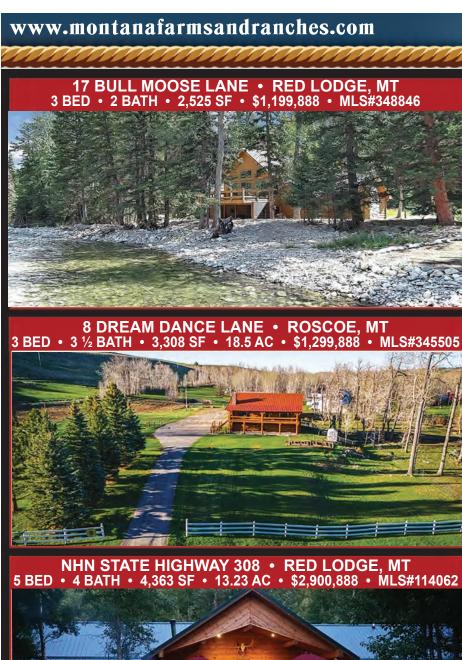
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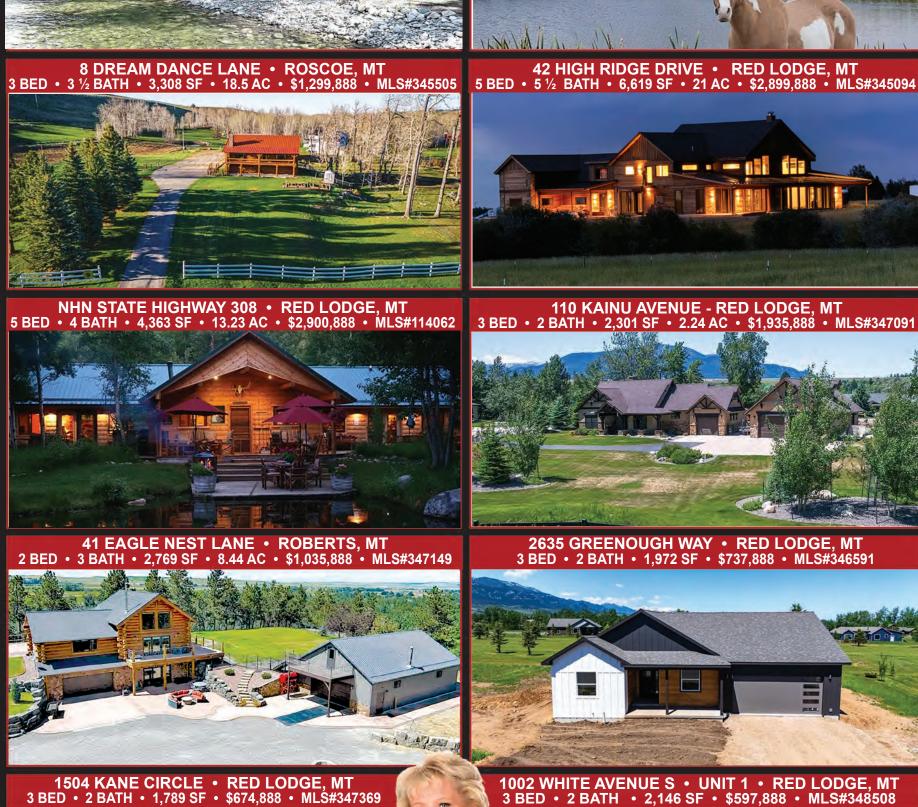


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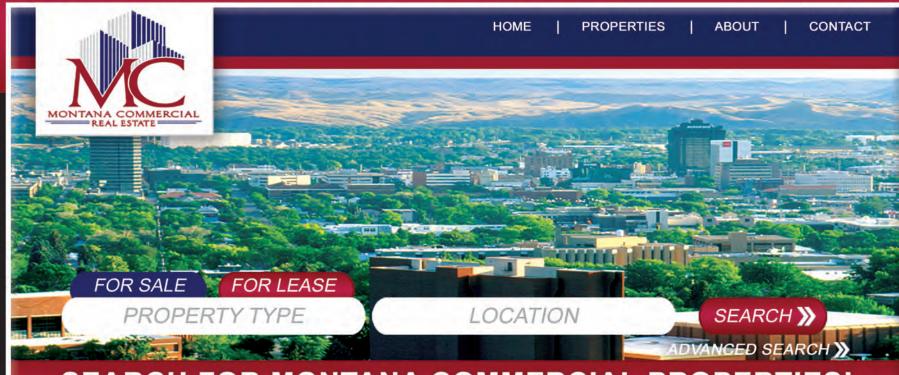
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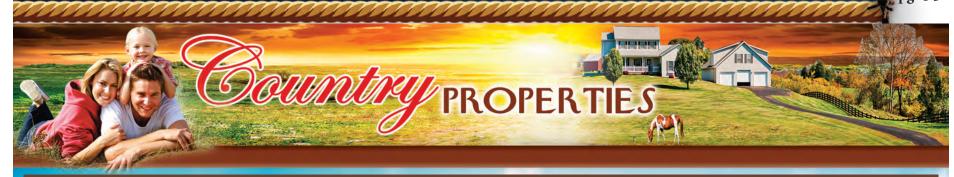
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ALL PROPERTIES BORDER STATE OR NATIONAL FOREST LAND

94 SHEEP MOUNTAIN ROAD - RED LODGE, MT



Stunning 5 BR/5.5 BA Sheep Mountain home near Red Lodge. This incredible property sits privately at the end of the road bordering State Land & National Forest on 2 sides. A Montana Paradise, includes 641 deeded & leased fenced acres which transfers w/property. Forever views, wildlife & pristine wide-open unspoiled space as far as the eye can see. TRULY Big Sky Country. Custom craftsmanship, reclaimed wood plank flooring, hand-hewn log beams & 3 dry stack stone W/B fireplaces. Full apt. above garage. 2400 sq ft 5 stall horse barn w/front porch, tack rm, gym & shop. Hunt, hike, ride & fish from your own adjoining State Land Lease & Nat'l Forest & wilderness beyond. 30 min. to historic Red Lodge. \$5,900,000 – MLS#346253



47 HORNY TOAD TRAIL S - "THE OUTPOST" - BELFRY, MT



Breathtaking VIEWS from this private gated 40 acre compound. Head to toe custom \$600,000 remodel. Like a brand new home. 4,846 SQFT of total living space. Main log home w/4 bed, 3 bath, 2 primary suits. 3 car 30x70 log Garage-mahal w/loft guest/studio above & vaulted indoor sunroom. 12x36 log guest house/ office/ studio. Borders BLM for endless recreation. Fenced. Horses OK. Gold Creek runs thru property w/water rights. State of the art off grid 3 tier power plant. 2 GREAT producing wells. Sauna. Garden. Red Lodge & Yellowstone Park nearby. 20 adjacent acres for sale. \$1,990,000 - MLS#344276

65 SPIRES VIEW LANE - BELFRY, MT



20 acres bordering BLM & Nat'l Forest. Explore on foot, horse, or 4x4. Enjoy wildlife & 360 mtn views from new vaulted Marvin windows & huge deck. Entertain in open space gourmet kitchen, dining & vaulted great room w/floor to ceiling rock f/p. High end finishes including hammered copper sinks, sliding barn doors throughout, granite counters, & wood flooring. Bring the horses & toys. Co-Listed w/Jon Pierce 406 855-0368 \$1,500,000 - MLS#339350

BERKSHIRE HATHAWAY

HOMESERVICES mls. 鱼 IB

FLOBERG REAL ESTATE

Billings, Red Lodge & Columbus www.BHHSFloberg.com

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PHILLIPS REALTY

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SPECIALIZING IN CENTRAL MONTANA AGRICULTURAL AND RECREATIONAL PROPERTIES