



Whistle Creek Ranch

Beartooths Views

Reed Point, MT

\$ 1,750,000.

Offered Exclusively By:

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Whistle Creek Ranch

3,142+/- deeded acres located south of Reed Point, MT bordering the 190 Interchange and the Pine Hill County Road. The bulk of the ranch is very private and tucked away in the Whistle Creek drainage. The ranch is well watered with excellent native grass cover. There is approx. 500 acres of dry land meadows that have been cultivated that are now just being grazed. On an average precipitation year the Whistle Creek Ranch will handle approx. 150 AUM's per month for 5-6 months. The ranch has abundant wildlife and upland birds, including deer, elk, bear, bobcat, mountain lion, coyote plus wild turkey, sharp-tail grouse and Hungarian partridge.

There is one small spring fed lake that will hold trout on an annual basis.



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DESCRIPTION:



Whistle Creek

Acreage:

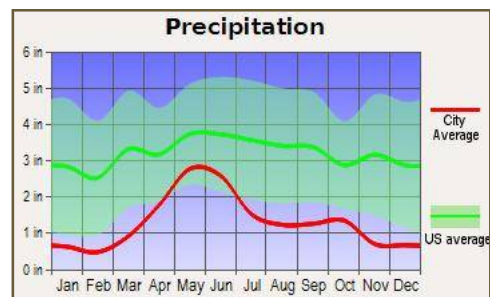
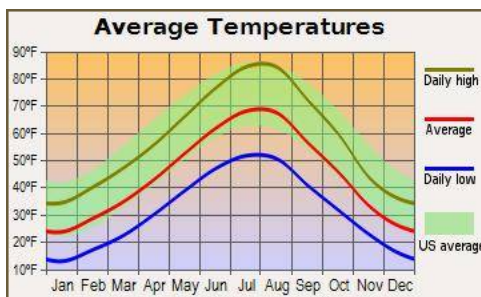
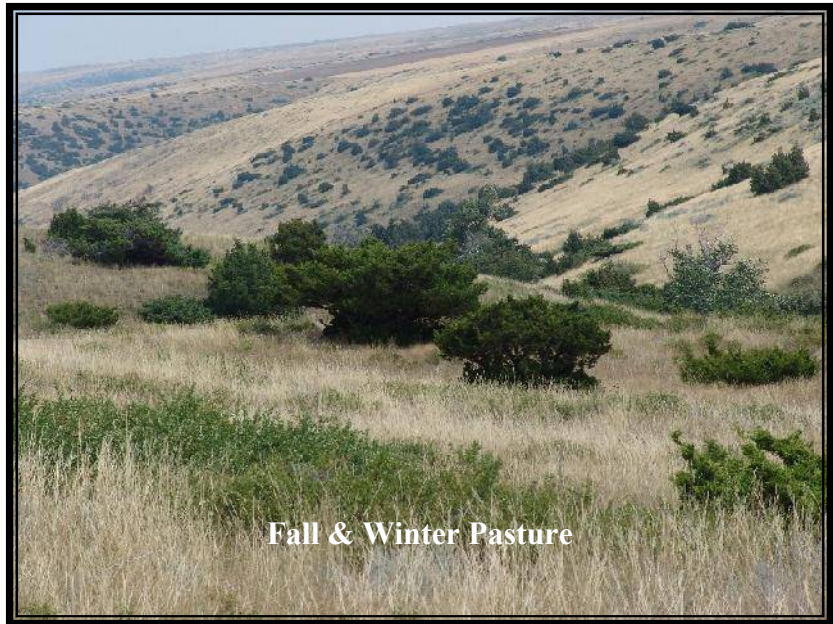
3,142+/-

Elevation:

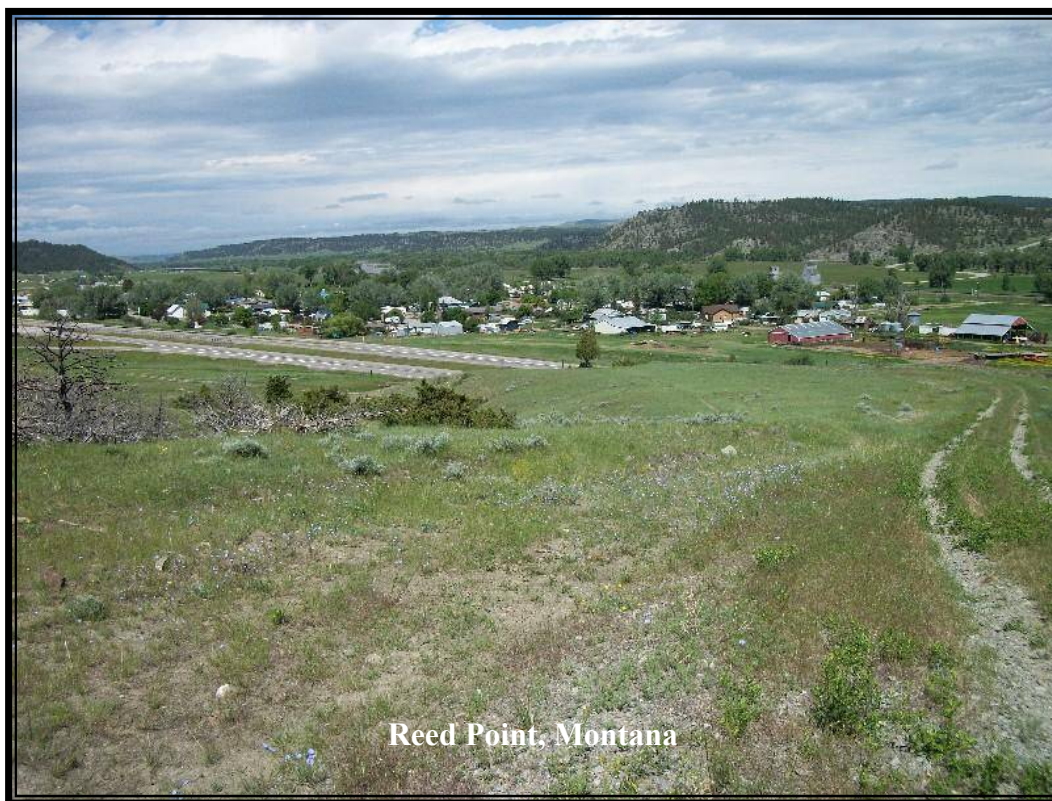
4,100' - 4,700'

Taxes:

\$1,898.97



Water & Mineral Rights: Owners will convey all of the owned water and mineral rights appurtenant to Little Beartooth. Water rights shall transfer subject to all decisions of the Montana Water Court Adjudication proceedings.



LOCATION:

WHISTLE CREEK: Located approximately 25 miles east of Big Timber, Montana in Stillwater County. Just south Reed Point, MT.

BIG TIMBER: Located at the confluence of the Yellowstone and Boulder River, Big Timber is the Sweet Grass County seat and services as the support system to the areas cattle ranching community and recreation industry. The name Big Timber came from Lewis & Clark when they used the big Cottonwood trees along the Yellowstone River to make their dugout canoes for their journey south. Big Timber features a school system which offers K-12, clinic, nursing home, Medical Assistance Facility, optometrist, dentist, car dealerships, barber and beauty shops, a quilt shop, churches, grocery and clothing stores, museums, art galleries, establishments offering fine food from the Frosty Freeze to the nationally acclaimed "Grand Hotel", motels, bed and breakfasts, movie theater, bowling alley and a paved airport capable of facilitating most any private aircraft. Big Timber has much to offer as a small comfortable Montana town.

BILLINGS: Located 65 miles to the east, Billings is the center of Montana's livestock industry. The International Airport in Billings is presently serviced by 5 majors airlines. Billings has two of the finest medical facilities in the northwest. Shopping, fine dining, theater and the arts make Billings the true hub of Montana.

BOZEMAN: Located 85 miles west via I-90, Bozeman is the home to Montana State University. Bozeman is known as a year round recreation center. Fishing is a short distance away on the Gallatin, Madison and Jefferson Rivers. Bozeman's winter time sports feature skiing Bridger Bowl's legendary "Cold Smoke Powder" or a 45 mile drive to Big Sky, Montana's largest ski area and summer resort. For cross country skiing enthusiasts, this area of Montana features miles of groomed and unpacked cross country trails.



Montana

Sonny Todd Editorial

“The Best Last Place”

I believe Montana is the “Best Last Place”. Montana plays in our minds that mythological West that all Americans love. It is the home of real legends, with real places and real people. It was a horn of plenty for the Native Americans, with prairies full of fat buffalo and clear mountain streams overflowing with trout and beaver. Montana evolved from the wilderness through the efforts of mountain men, gold miners, sturdy pioneers, as well as through a bloody struggle between competing cultures. Law and order came to the Montana Territory by the gun and hanging tree. It was Vigilante verses Outlaw, and often it was a fine line that separated the two. Montana is the West, home of the Cowboy and Cowponies, and endless horizons.

Montana is the land of snow-capped mountains, pristine wilderness areas, sparkling rivers and streams, and golden wheat fields all under 'The Big Sky.'

Welcome to “The Best Last Place”.





Summer pasture with the Crazy Mountains in the background.





Grazing meadows with the Yellowstone Valley in the background.



Developed year round spring.



Working corrals located in a winter grazing pasture.



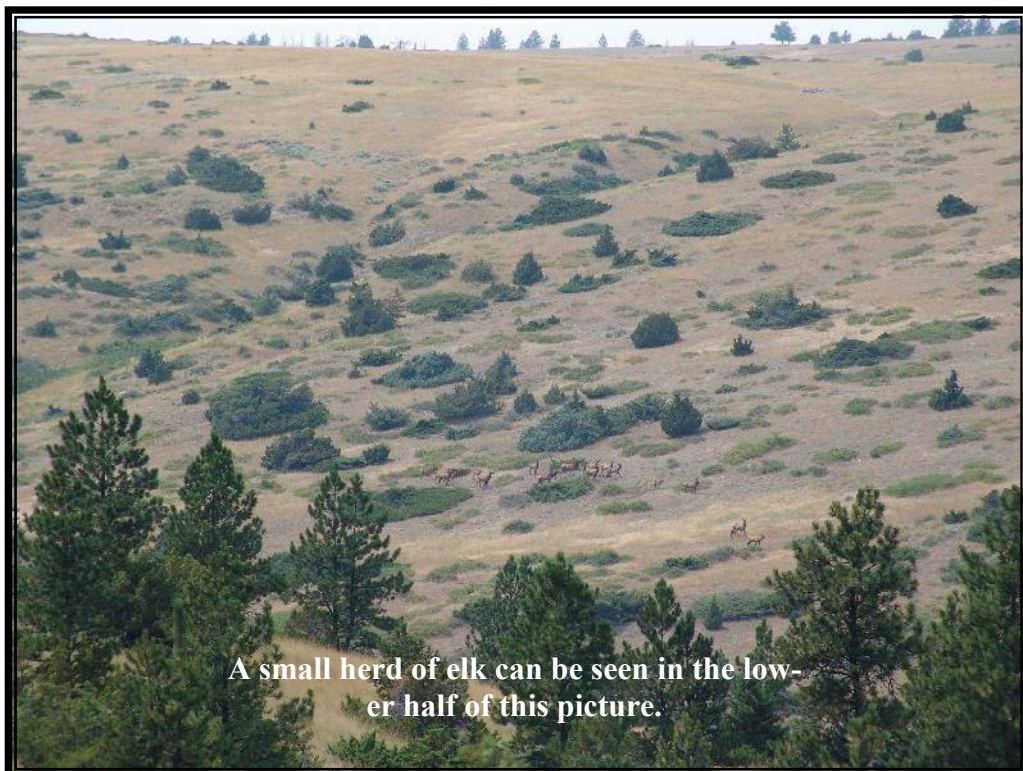


The native grasses will ripened and cure, which helps to hold the protein for winter grazing.





A wide variety of Montana wildlife live on this property, including elk, mule and whitetail deer, turkeys, upland bird, plus ducks and geese. There's also bobcat, mountain lion and black bear.





SUMMARY & CONCLUSION:

This 3,142+/- acre ranch borders the interstate at the Reed Point interchange. However, once you are a short distance onto the property it becomes very secluded and private. Whistle Creek could be developed into a stand alone working cattle ranch with outstanding wildlife or used for summer and fall grazing, plus a top notch hunting and recreational property. This is a must see Montana ranch that offers a lot of bang for your buck.

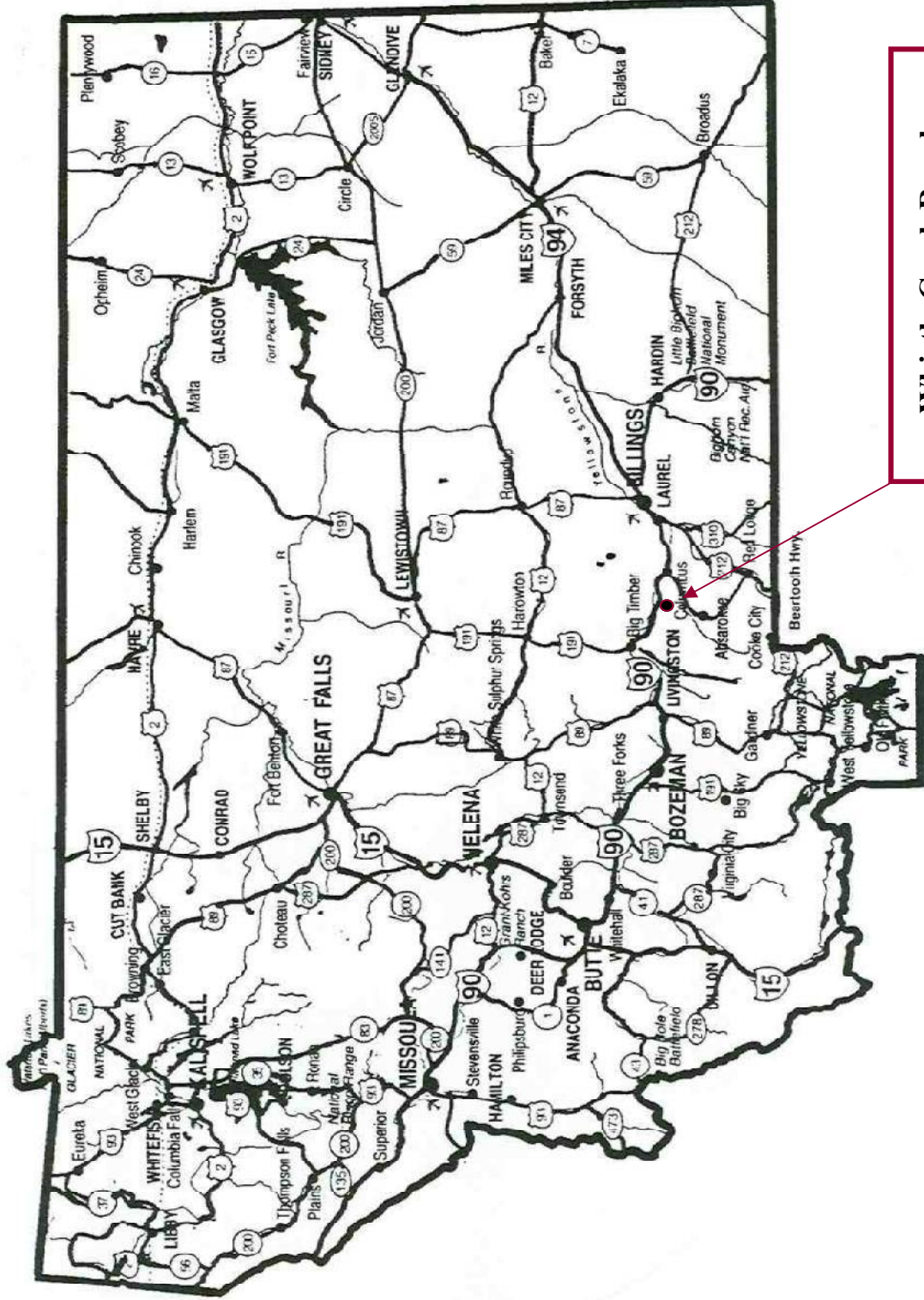
PRICE: \$1,750,000.

TERMS: Cash



Notice: The data contained herein was obtained from the owner and other sources deemed reliable, but is not guaranteed by agents. Prospective purchasers may be asked to provide a financial reference prior to a showing and are advised to examine the facts to their own satisfaction. This offering is subject to change of price and terms, lease, prior sale or withdrawal from the market, without notice.

Montana "The Best Last Place."



Whistle Creek Ranch