

Judith Basin River Ranch

Moccasin, Montana

\$745,000.

Offered Exclusively By:

Sonny Todd Real Estate

301 W First, PO Box 788

Big Timber, MT 59011

Office: (406) 932-6668

(406) 932-LAND

Toll Free: 1-866-932-1031

Fax: (406) 932-4838

info@sonnytoddrealestate.com

www.sonnytoddrealestate.com



Judith Basin River Ranch



AGENTS NOTE:

The JUDITH BASIN RIVER RANCH is right on the Judith River and exhibits a stunning overlook of the river with the Snowy Mountains as a spectacular backdrop. Step out on the deck over the river and look to the east to the Moccasin and Judith Mountains, south to view the Snowy-es, west to the Little Belts and NW to the Highwoods and Square Butte. This ranch is located at the end of a county road with no drive by traffic, yet only 20 minutes into nearby Lewistown including a modern hospital, an hour and a half from airplane connections in Great Falls, or just over 2 hours to Billings or Bozeman's services. The home has two bedrooms with baths, a large sewing room and great room, an office space and kitchen looking down on the river. Central air cools the home. Also, a convenient additional bath with attached garage. In addition, included is a simple guest cottage, plus a horse barn with an attached additional garage. Along the driveway coming in to the house you cross your own private spring feed fishing pond. Additional springs provide the home with an endless source of fresh drinking water.



Bob Noel
(406) 261-4474



Justin Todd
(406) 223-5263

DESCRIPTION:

Acreage:

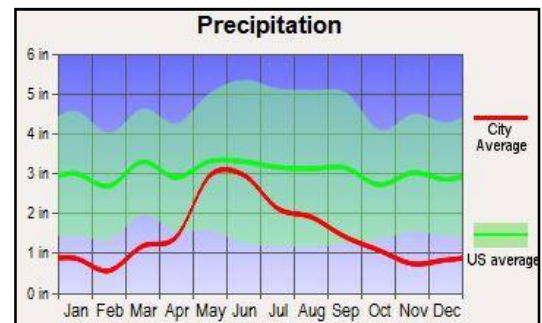
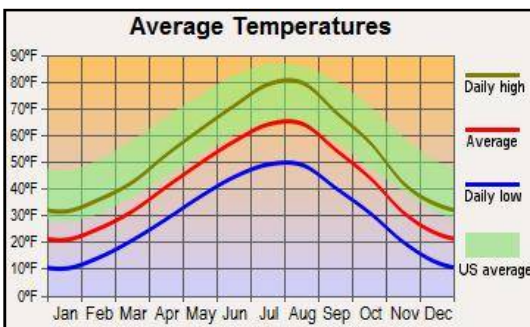
160+/- acres

Elevation: 3,963'

Utilities:

Power and telephone.

Taxes: \$1,320.



Water & Mineral Rights: All now held by owner will transfer.



LOCATION:

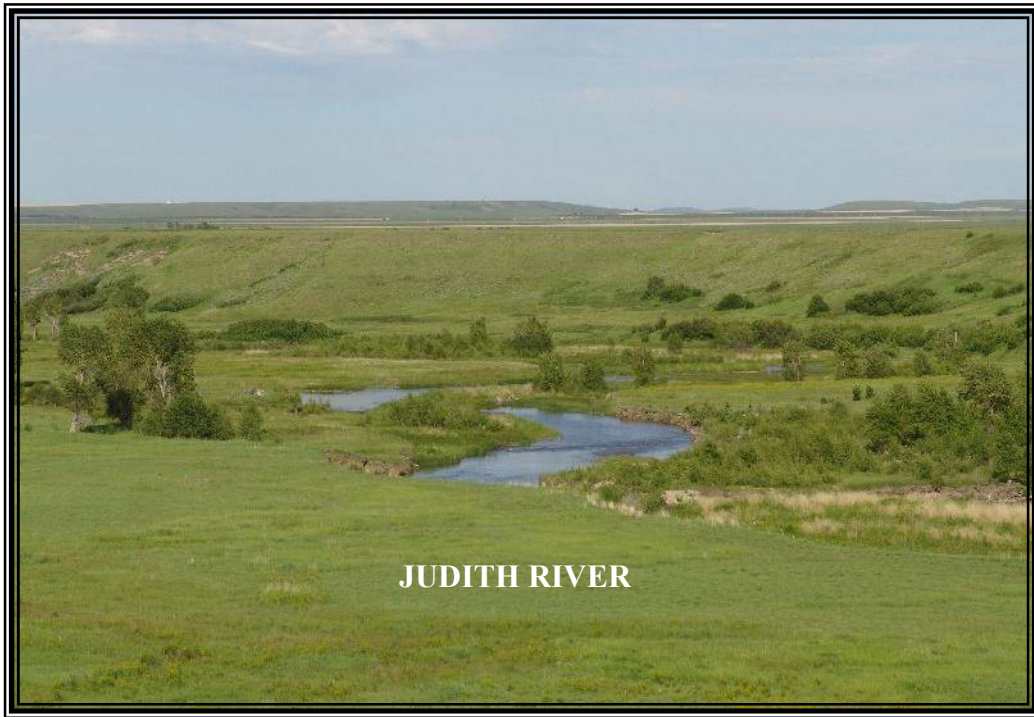
JUDITH BASIN RIVER RANCH: Located 1 mile east of Moccasin and 27 miles to Lewistown. The property lies along the north side of the Judith River and look to the east to the Moccasin and Judith Mountains, south to view the Snowy-es, west to the Little Belts and NW to the Highwoods and Square Butte

MOCCASIN: Judith Basin County, located in Central Montana between Great Falls and Billings, is home to many wonderful communities and wide open spaces. Judith Basin County has a rich ranching heritage and strong pioneering spirit.

LEWISTOWN: An agricultural community located at the geographic center of Montana in the vast Judith Basin. The town features many well-preserved historic businesses and homes. Although mostly rolling prairie, farms and ranches, the Lewistown area features five beautiful mountain ranges, the Snowy-es, the Judiths, the Moccasins, the Belts, and the Highwoods from which grand 100-mile vistas stretch out below. Picturesque landscapes, mountain terrain, and small quiet towns typify the area.

Welcome to "*The Best Last Place*," Montana.

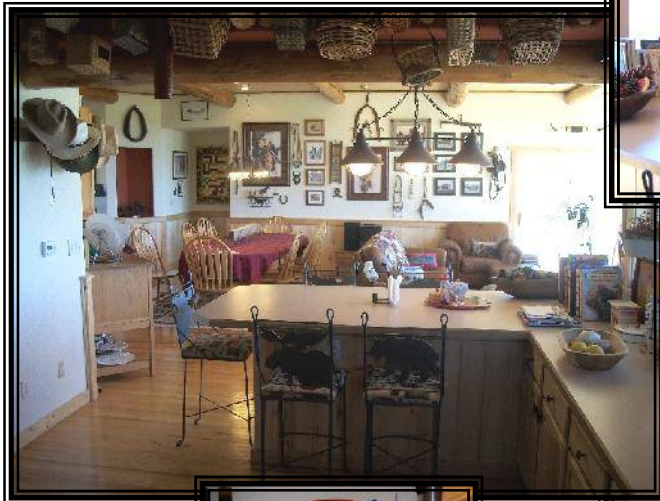


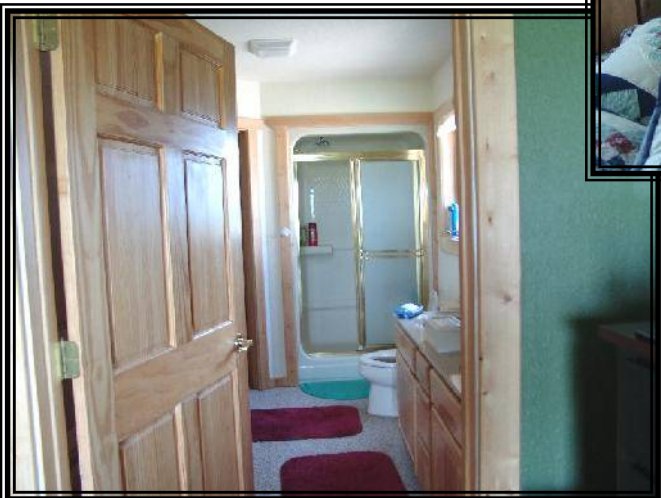


JUDITH BASIN: Judith Gap is a low pass that forms the divide between the Musselshell and Judith rivers. It provided a convenient route for travelers moving between the Yellowstone River and Fort Benton on the Missouri. In 1877, Chief Joseph and the Nez Perce's came through Judith Gap, fleeing the U.S. Army. The Carroll Trail and early stagecoach routes also passed through the gap en route to the Missouri River. In 1904, the "Jawbone Railroad" (Montana Railway Company) built a section house north of present-day Judith Gap and called it Ubet, but when the Great Northern Railway embarked on completing the line, they moved the town site to the Olof Sandberg homestead. The first issue of the Judith Gap Journal, November 20, 1908, proclaimed Judith Gap "the fastest growing town in Montana," praising the climate and soils for growing wheat, oats, and barley. The Great Northern Railway established a locomotive shop and roundhouse in Judith Gap that employed 250 men. The town lost population during the drought of the 1920s and the depression that followed. Judith Gap's economic prospects soared in 2005 with the construction of a major wind farm, featuring 90 turbines generating 135 MW (enough to power 30,000 households), which has been touted as the most productive wind farm in the United States. The 260 ft. towers dot the agricultural landscape. Judith Gap, like the river and mountains, derives its name from Capt. William Clark's fiancée, Julia (Judith) Hancock. Elevation: 4,639 ft. Location: Wheatland County Latitude 46.67718124 Longitude -109.75184631

GARNEILL: The history is actually the history of Ubet and Garneill. Ubet sat on the Carroll Trail and at the crossroads of the Helena–Fort Benton and Billings–Great Falls roads. It received its name from A. R. Barrows, who, when asked if his place was the stage station and could accommodate travelers for the night, briefly replied, "You bet." When he applied for a post office in 1881, Barrows shortened his standard response to Ubet. In 1891, Frank Hassett platted and sold town lots near the Ubet school. He named this community Garneill in honor of the first couple to marry in the town—Garnette Currier and W. T. Neill. Being temperance-minded, Hassett sold lots with the proviso that if a business ever sold alcohol, the land would revert back to him. In response, civic-minded Ed Beach gave a piece of his land south of the townsite for the construction of a saloon. This resulted in the establishment of South Garneill. When the Montana Railway Company built its line, locally called the "Jawbone Railroad," through the area in 1903, it put a station a quarter mile west of Garneill and named it Ubet in honor of the old stage station. Businesses and the school relocated next to the rail line, and residents successfully petitioned the railroad to name the station Garneill. Elevation: 4,426 ft. Location: Fergus County Latitude 46.75249862 Longitude -109.75193786













SUMMARY & CONCLUSION:

Judith Basin country is in the heart of the state known as the Last Best Place. The basin truly fits the classic Montana of "high wide and handsome." Island mountain ranges such as the Snowy-es, Judiths, Moccasins and Little Belts surround a sea of grass making it easy to enjoy the rich bounty of this land. On May 20, 1805 Lewis and Clark came across a river they described as a "particularly clear and pretty stream" naming it the Judith River in honor of Clark's future wife. Legendary Western artist Charlie Russell learned the ways of the mountain man and cowboy here in the Basin and many of his paintings were inspired by the landscape and drama that unfolded here as the west was settled. The Judith River country is featured in Charlie's art. Recreational opportunities abound in the nearby Lewis and Clark National forest, the Judith River Wildlife Management area and nearby Ackley Lake state park. The Little Belt Mountains just to the west offer both deer and elk hunting in one of the state's few areas with tags available "over the counter." Fishing opportunities are tremendous on the Judith River and Spring Creek in nearby Lewistown, with mountain stream fishing in the tributaries of both rivers. Pheasant and upland bird populations bring hunters from all over the world in a hunting area that stretches north to the famed Missouri River Breaks and it's wild and scenic river basin. The area surrounding this ranch is truly a sportsman's paradise and can be your playground.

PRICE: \$745,000.

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."

