

Cedar Creek Ranch

Glendive, Montana

\$5,495,000

Offered Exclusively By:

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Co-Listed w/Eastern Montana Land & Home



Cedar Creek Ranch

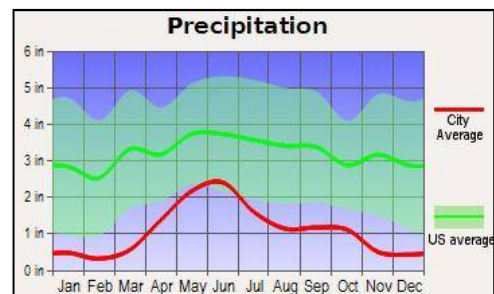
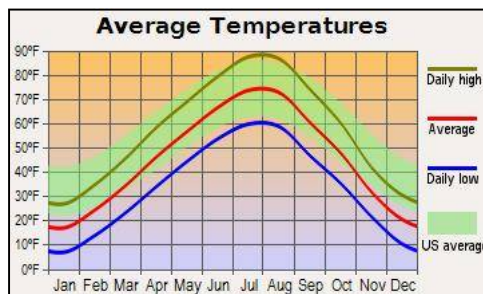


AGENTS NOTE:

This 29,000+/- acre ranch consists of 15,000+/- deeded acres and 14,000+/- acres of State & BLM Leases. There are several reservoirs, wells, windmill, house/barn, pipeline and good springs. The ranch has 2 ranch houses and multiple outbuildings used to run the cattle operation. Good county road access. There is an abundance of wildlife on this property. Eastern Montana is known for its trophy mule deer and pronghorn antelope and the hunting on Cedar Creek Ranch justifies this areas big game reputation. This property has varied topography from flat prairie to rough pine covered breaks with steep draws and coulees. If you enjoy the outdoors, big game, wildlife and upland bird, then Cedar Creek Ranch a working cattle ranch with strong short grass, might be just what you are looking for. This is why Montana is called, "The Best Last Place".



Sonny Todd
Cell (406) 930-6668



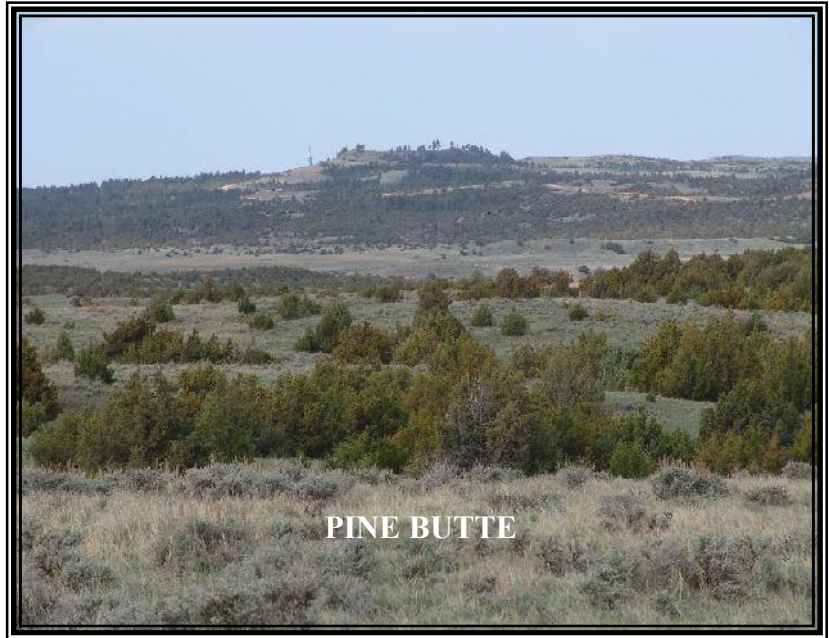
DESCRIPTION:**Acreage:**

15,000+/- Deeded Acres

14,000+/- State Leases

29,000+/- Total Acres

Elevation: 2,628'



The ranch has strong grass, good protection for cattle and great habitat for the wildlife.

Water & Mineral Rights:

All water and mineral rights, pertaining to subject property held by Sellers, shall transfer to Buyers at time of closing.



LOCATION:

CEDAR CREEK RANCH : Located approximately 25 miles southeast of Glendive, Montana.

GLENDIVE: Located approximately 25 miles from the ranch on Interstate 94 midway between Fargo, ND and Yellowstone Park, Regina and the Black Hills, Glendive is where the west begins. We take for granted friendly neighbors, pristine air, beautiful sunsets, great schools, a community college and excellent medical care. The Yellowstone River, the nation's longest untamed river, starts in Yellowstone Park, 400 miles west of here and flows through the middle of Glendive. It's a source of recreation, agate hunting, fishing, and awe. Outdoor enthusiasts will thrill to the almost limitless possibilities around Glendive. Imagine watching the Milky Way nightly and counting shooting stars to fall asleep, walking unafraid after dark, hunting or just having a staring contest with wildlife.

MILES CITY: Approximately 95 miles from the ranch, steeped in Western history, Miles City is the home of the world famous Bucking Horse Sale, a true Western town. Vast stretches of plains and badlands branch out in all directions. The Yellowstone and Tongue rivers flow unblemished in long sections. Once the horse trading and livestock center of the US, Miles City still has weekly livestock auctions and, once a year, puts on the Bucking Horse Sale for rodeo stock buyers and breeders. The pause that refreshes on a hot summer day is a dip in Miles City's unique outdoor municipal pool, a 'natural oasis' located next to the city park which is perfect for picnicking or just relaxing. Just a short distance from the pool is a recreation area with boating facilities. Plenty of fishing sites may be found along the Tongue and Yellowstone Rivers, and a number of reservoirs in the Miles City area are also available for fishing. A variety of other recreational activities are available: tennis, golf, bowling, racquetball, movies and river floating.

BILLINGS: Located 245 miles to the west, Billings is the center of Montana's livestock industry. The International Airport in Billings is presently serviced by 5 major 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.



Montana

Sonny Todd Team Editorial

“The Best Last Place”

We 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*," Montana.





Branding Corrals



**Frost free water &
reservoir**



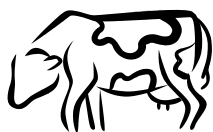


**The ranch is well watered
with water lines reservoirs
& springs.**



**The conscientious steward-
ship of the ranch shows in
the cover & condition of the
native grasses.**



















SUMMARY & CONCLUSION:

Cedar Creek Ranch is located in the heart of Montana cow country. It has been well managed for over 3 generations. The native grasses are the short strong variety that will put pounds of beef on calves and yearlings. The ranch has no mineral rights, however receives an annual surface rights payment plus other benefits that the oil company provides. If you are looking for a ranch that will produce pounds of beef...Cedar Creek Ranch is one of the best in the "Best Last Place".

PRICE: \$5,495,000.

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."

