



# West White Beaver Plateau

Big Timber, Montana

\$1,750,000.

Offered Exclusively By:

***Sonny Todd Real Estate***

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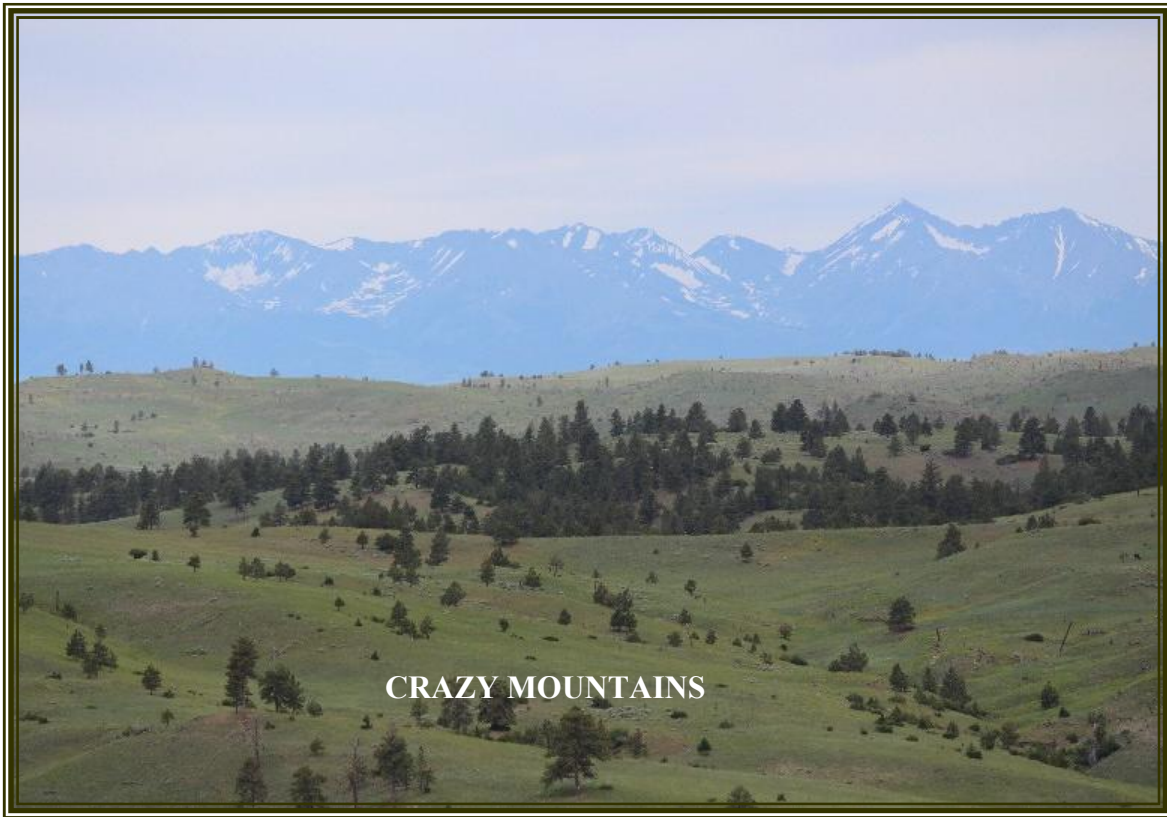
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# West White Beaver Plateau



## AGENTS NOTE:

2,322+/- deeded acres at around 5,000' in elevation and 15-17" precipitation, this is some of the best grassland in Sweet Grass County. For the cow man that wants to produce pounds of beef West White Beaver Plateau can do just that, good precipitation, cool breezy summer days, plus excellent water resources and good native Montana grasses. I have been involved with this property for over 50 years and helped gather the yearlings and calves that have grazed on it. 2 pound plus per day gained on yearlings and 650 to 685 pound calves wean off of it. The old gentleman that owned it for over 50 years told me it was the heart of his 15,000 acre spread. It's a good one you need to see to appreciate.



*Justin Todd*  
(406) 223-5263

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**DESCRIPTION:****Acreage:**

2,322+/- total acres

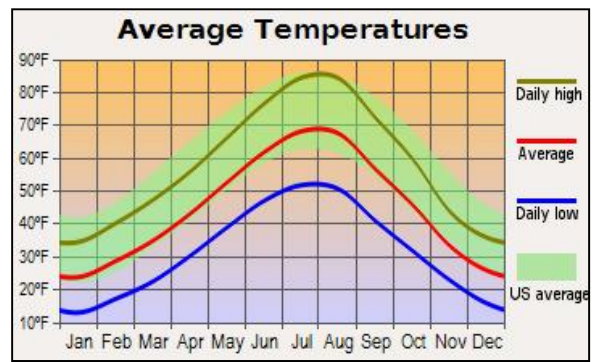
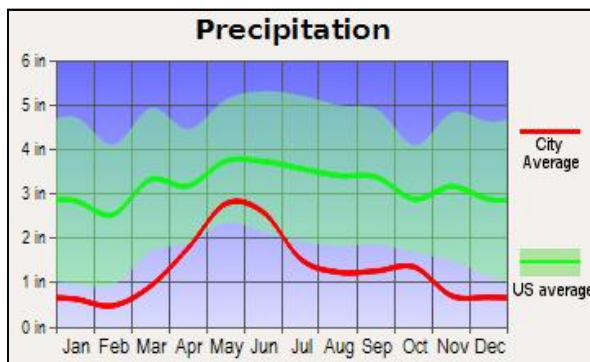
**Elevation:**

4,960-5,100 ft.

**Taxes:** \$1,000 approx.



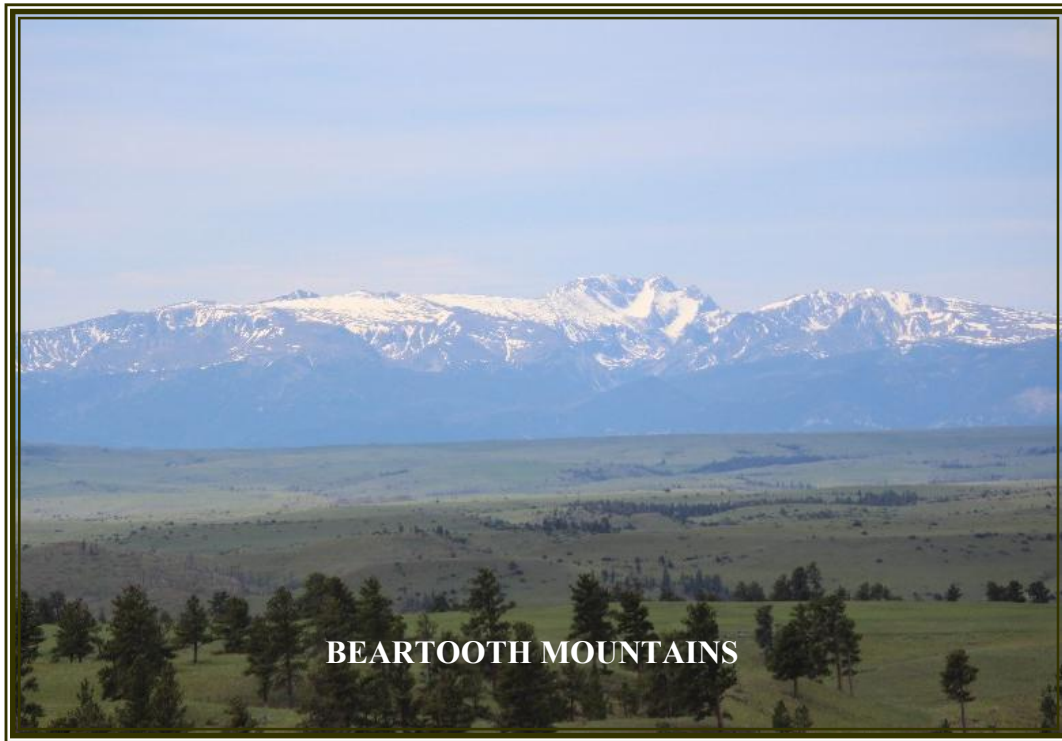
West White Beaver Plateau has approximately 90% newer fencing. There is also several new wells with windmills and county road access.



**Water & Mineral Rights:** Owners will convey all of the owned water and mineral rights appurtenant to West White Beaver Plateau. Water Rights shall transfer subject to all decisions of the Montana Water Court Adjudication proceedings.

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#### **LOCATION:**

**WEST WHITE BEAVER PLATEAU:** Located approximately 26 miles northeast of Big Timber.

**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 Freez to the nation-ally 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 87 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 72 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.

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## Montana

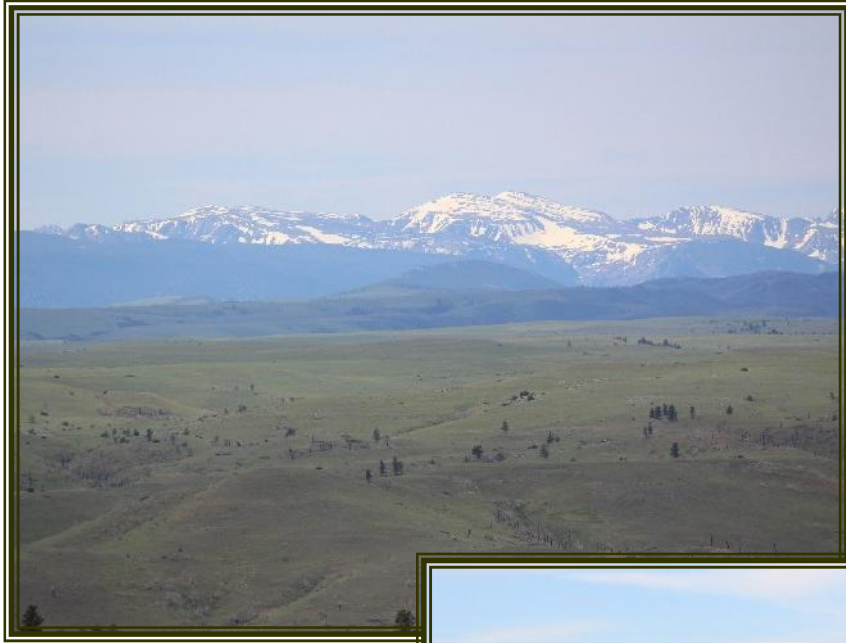
Sonny Todd Team Editorial

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.

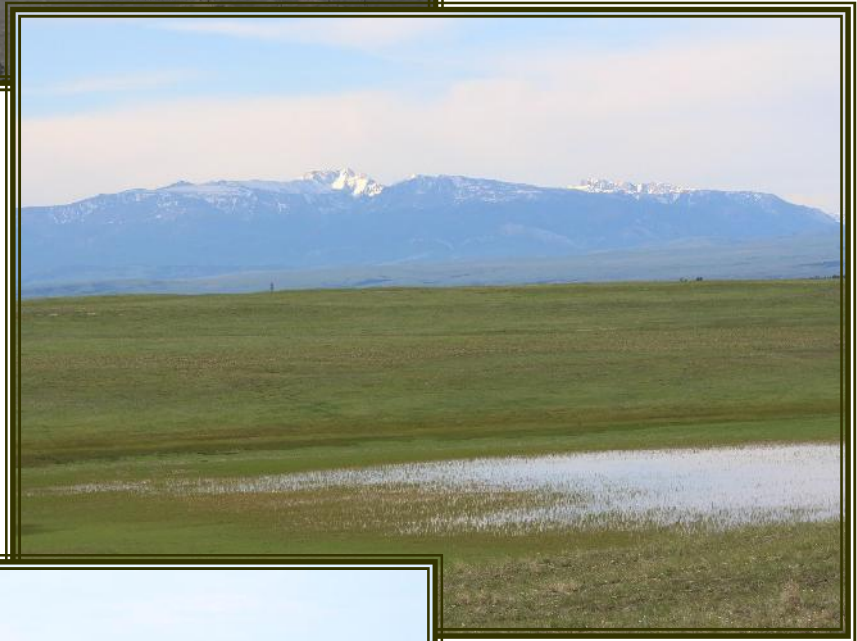
Montana is the land of snow-capped mountains, pristine wilderness areas, sparkling rivers and streams, and golden wheat fields all under 'The Big Sky.'

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





**BEARTOOTH  
MOUNTAINS**



**The Ranch has lots of  
wildlife including a nice  
herd of Elk.**

**CRAZY  
MOUNTAINS**

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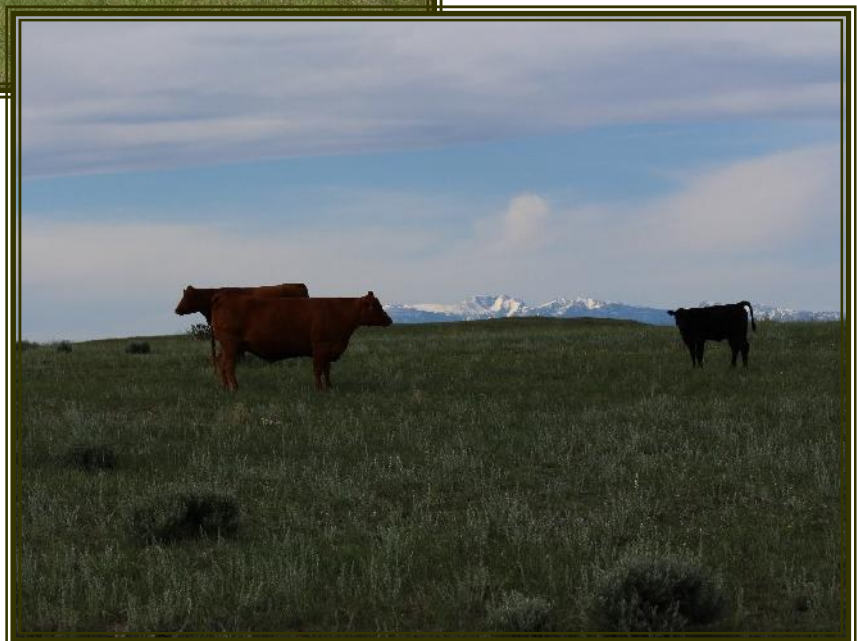
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**At an altitude of 5,000+/- ft.  
West White Beaver Plateau  
gets about and additional 2”  
of rainfall.**



**STRONG MONTANA  
GRASSES**

**This is excellent summer  
country. There is  
usually a nice breeze  
blowing.**





**Strong Montana grasses  
produce top quality  
Montana Beef**

**5+/- ACRE LAKE**



**The Ranch has good  
country road access  
with a new set of corrals  
to handle cattle.**

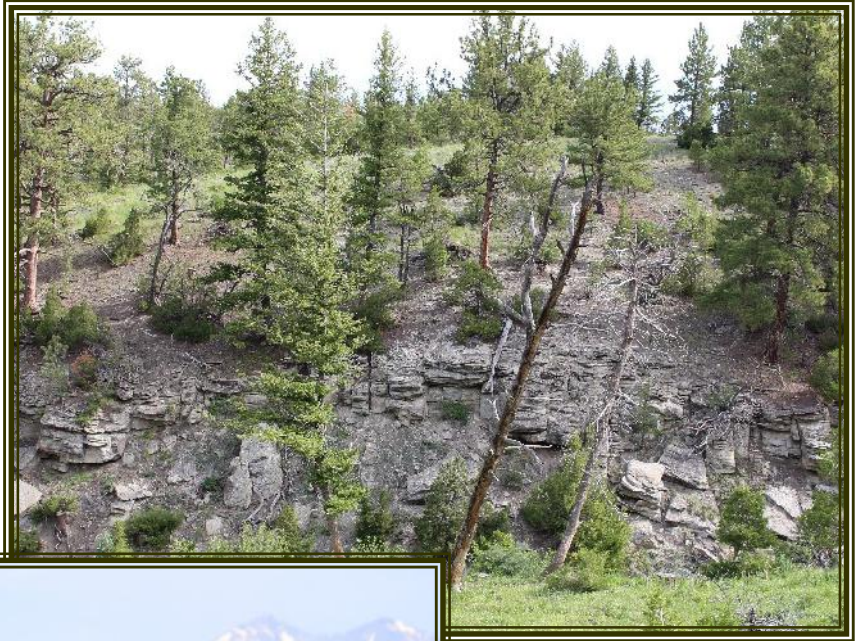
**VARIED TERRAIN**

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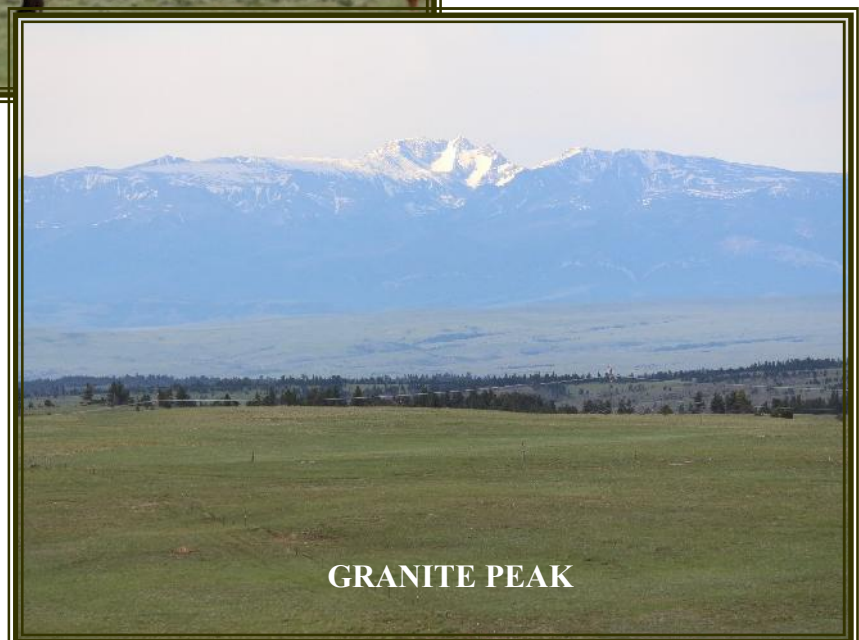


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**About 15% of the  
Ranch has some nice  
timber draws.**

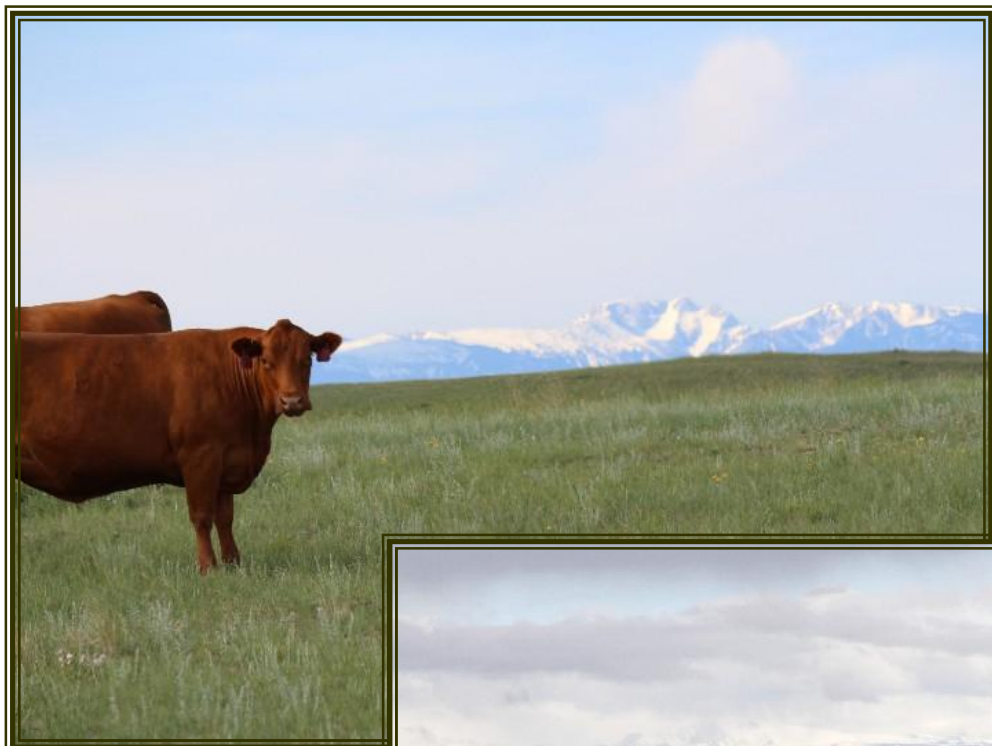


**CRAZY MOUNTAINS**



**GRANITE PEAK**

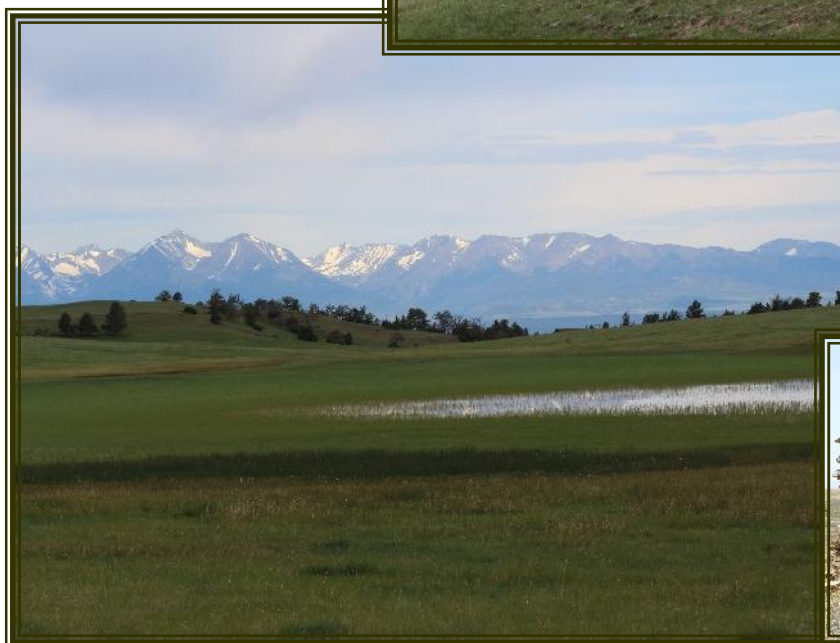
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Water & grass equals  
**BEEF!**



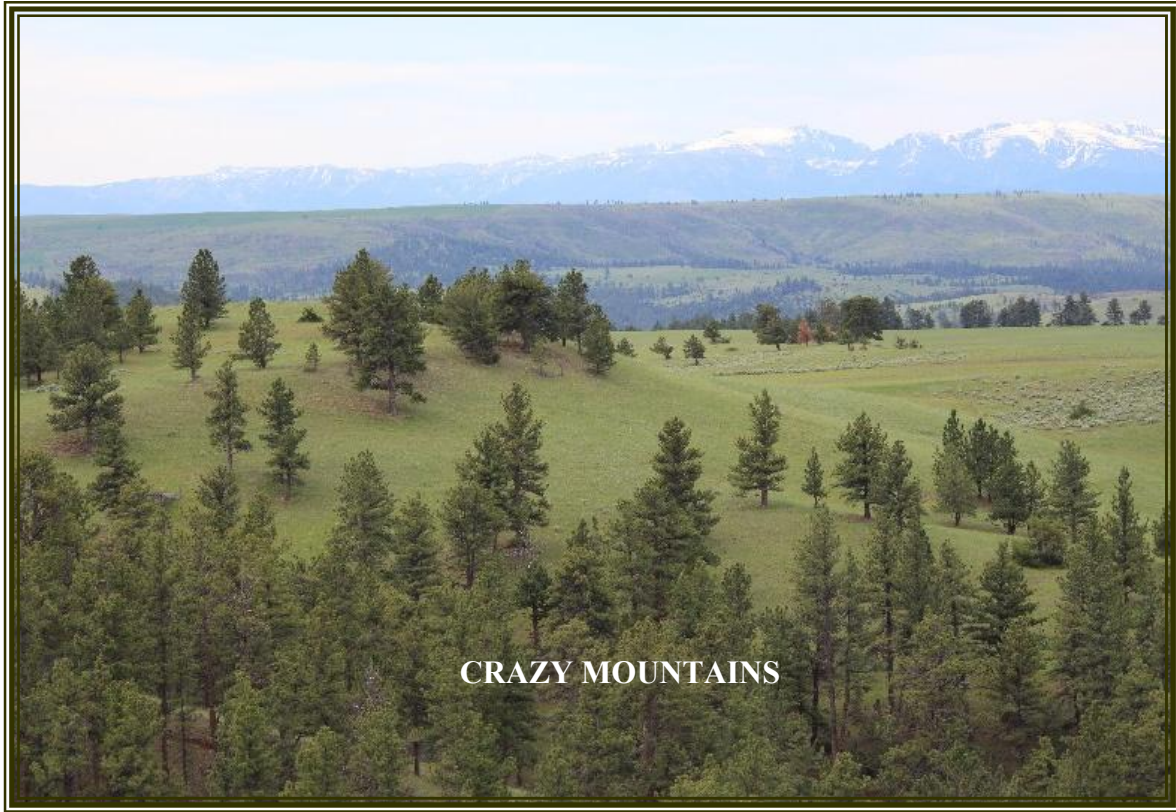
5 +/- ACRE LAKE



A real rural Montana feel,  
with plenty of wildlife  
and unobstructed views  
of the Crazy and Bear-  
tooth Mountains. Old  
sheep herders monument  
below.







### **SUMMARY & CONCLUSION:**

West White Beaver Plateau is a good example of why the cattle drives came north from Texas, they were looking for good strong grasses to fatten the cattle on. The world wide growing demand for red meat and the high commodity indexes make this ranch a sound investment. West White Beaver Plateau would make a great addition to an existing ranch or it could also work as a stand alone operation. The new fencing and water resource development is a indicator of the current owners excellent stewardship. Call us for a viewing of this productive property.

**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.

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## Montana "The Best Last Place."

