

Moser Dome Ranch

Silesia, Montana

\$895,000.

Offered Exclusively By:
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Moser Dome Ranch



AGENT'S NOTE:

This 1,340+/- acre ranch is located approximately 5 miles east of Silesia, Montana. Silesia is located just 23 miles south of Billings. Excellent views of the Yellowstone Valley and the Bear-tooth Mountains. This ranch would make a great horse property. It is adequately watered. There are road and fencing improvements. **MOTIVATED SELLER!**



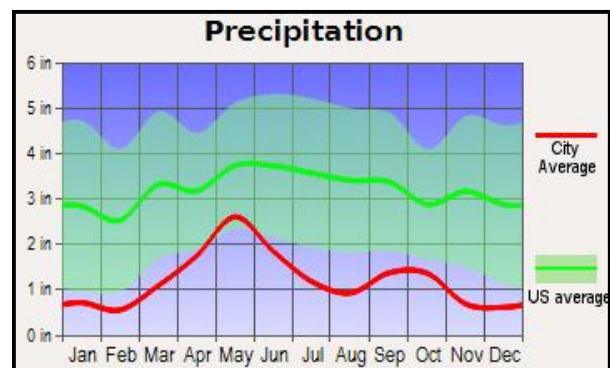
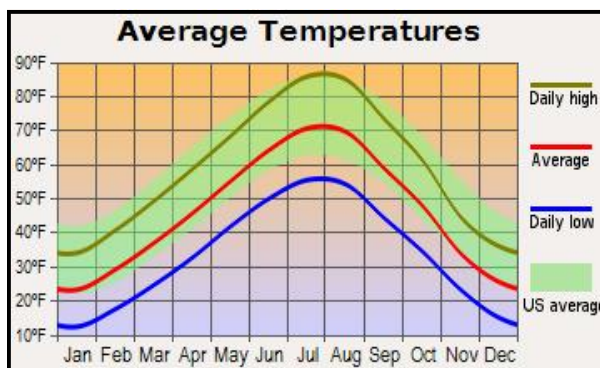
Justin Todd
(406) 223-5263

DESCRIPTION:

Acreage: (approx.)
1,340

Elevation:
3,124'

Taxes: \$2,800.



Water & Mineral Rights: Owner's own most of the mineral rights and all now held by owner will transfer.



LOCATION:

MOSER DOME RANCH: Located only 5 miles from Silesia.

SILESIA: Located only 10 miles south of Laurel and 30 miles southwest of Billings, MT.

LAUREL: Located 11 miles from the property. From here, all roads lead to the exciting, historical, and recreational attractions of Montana. Spend a little time in our friendly community while you make your travel decisions, from here, you can select one of four outstanding entrances into Yellowstone National Park. The Cody entrance, Red Lodge/Beartooth Highway entrance, Gardiner entrance, or West Yellowstone Entrance all lead from Laurel. Two major highways south will take you to Wyoming. Head 15 miles east to Montana's largest city, Billings.

BILLINGS: Located 26 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.

RED LODGE: Located 39 miles south of the ranch. Red Lodge is a resort and ranching community with a colorful coal-mining past that looks onto 28 peaks rising over 12,000 feet. This charming alpine town is nestled in the foothills of the magnificent Beartooth Mountains and is surrounded by Custer National Forest. The 69-mile Beartooth Scenic Drive has dramatic switchbacks overlooking snow-capped peaks, glaciers, alpine lakes and plateaus. The Beartooth Pass has been described as the most scenic drive in America by CBS news correspondent Charles Kuralt.



Montana

Sonny Todd Team Editorial

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 legends, but 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.*"





The acreage is adequately watered for livestock & wildlife with several springs.





SUMMARY & CONCLUSION:

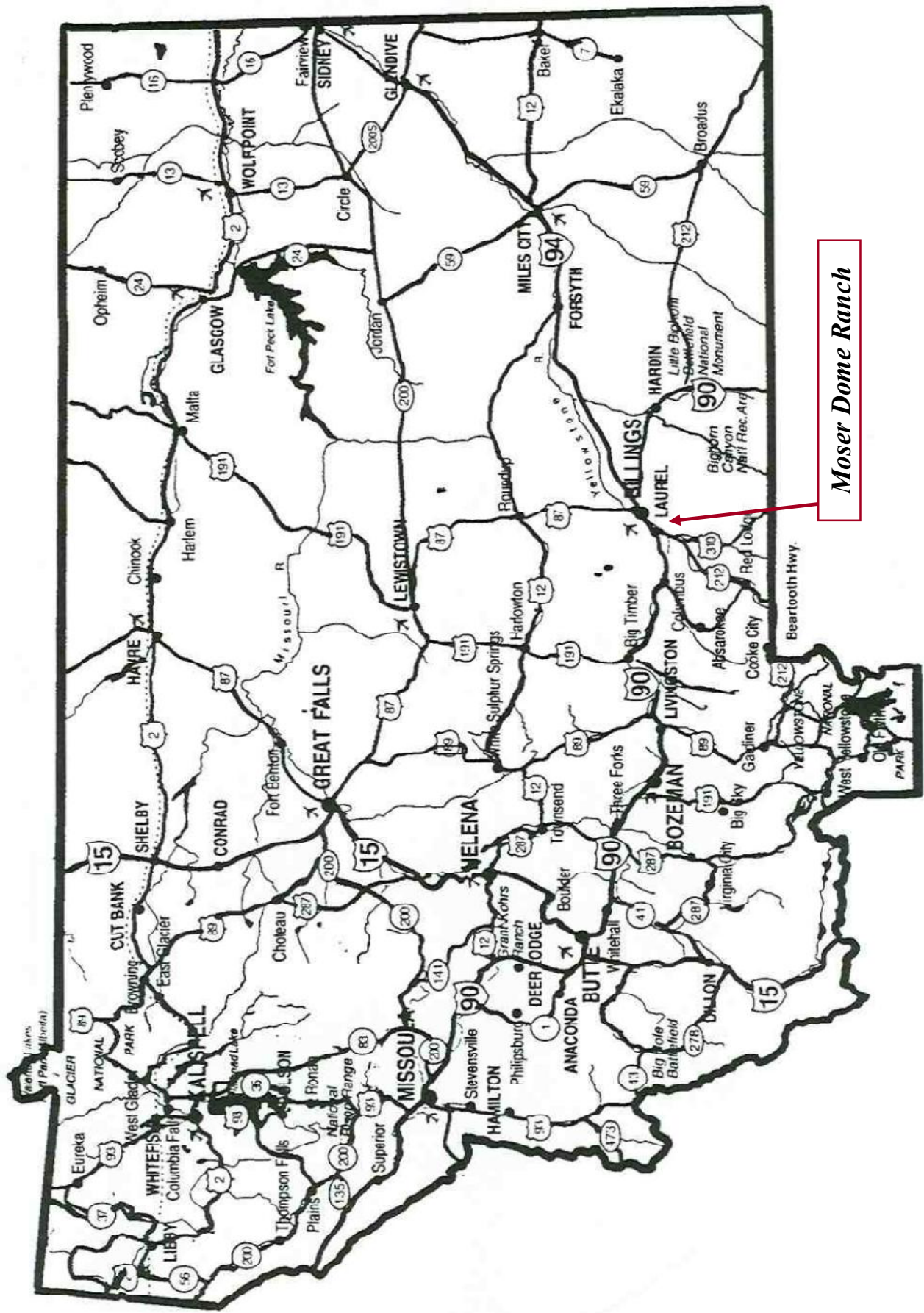
This property would make a great horse or cattle property. There is an abundance of wildlife. This property is close to all the recreational attributes which make Montana famous. It is also within close proximity to the Hub of Montana, Billings. Yet far enough away to have your own piece of the “Best Last Place”.

PRICE: \$895,000.

Owners reserve the right to do a 1031 tax exchange.

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."



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