

Elk Archer's Haven

Shadows of the Beartooths
\$595,000

Offered Exclusively By:
Sonny Todd Real Estate

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Elk Archer's Haven is located in a quiet mountain valley bordered by pine covered rock bluffs on approximately 415+/- acres of Montana's Big Sky Country, approximately one mile of Bridger Creek winds through the property, parallel to the historic Bozeman Trail. With the wide open spaces, privacy and seclusion that you will experience at Elk Archer's Haven, it is hard to believe that I-90 is only 6 miles away.



AGENTS NOTE:

The varied terrain and views on Elk Archer's Haven would create a challenge as just where the preferred or best building envelopes would be. One could be near the water with views of the valley, or on the high plateaus with views of snowcapped mountains. Elk Archer's Haven is surrounded by large Montana working ranches. Welcome to what the Big Sky Country is all about.



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DESCRIPTION:



Elk Archer's Haven

The varied terrain includes 1 mile of lush creek bottom, valleys, tree covered hills and high plateaus.

Acreage:

Approx. 415+/- deeded acres

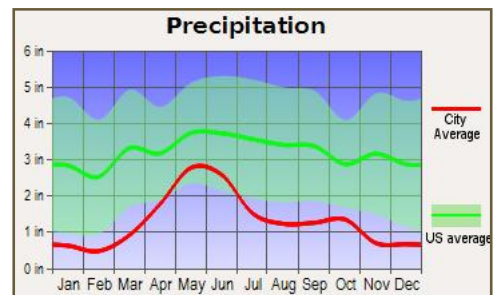
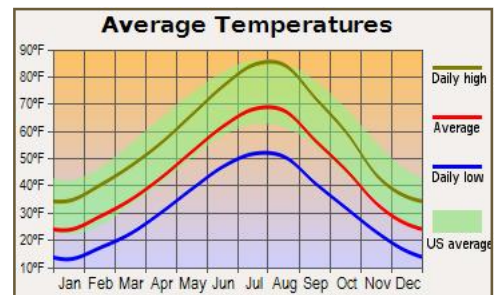
Borders additional 720+/- acres of public land.

Elevation:

4,100' - 4,700'

Taxes: Approx. \$650.

Utilities: Power and telephone onsite.



Water: Approximately 1 mile of Bridger Creek, plus numerous springs.

Water & Mineral Rights: Owners will convey all of the owned water and mineral rights appurtenant to Elk Archer's Haven. Water rights shall transfer subject to all decisions of the Montana Water Court Adjudication proceedings.



LOCATION:

ELK ARCHER'S HAVEN: Located approximately 17 miles east of Big Timber, Montana in Sweet Grass County and 6 miles off of Interstate 90 on Bridger Creek.

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. Big Timber features a school system which offers K-12, a hospital, clinic, nursing home, Assisted Living, optometrist, dentist, beauty shops, a quilt shop, golf course, churches, grocery and clothing stores, museums, art galleries, establishments offering fine food from the nationally acclaimed dining at "The Grand Hotel", to casual meals at the Frosty Freez, motels, bed and breakfasts, movie theater and a paved airport capable of facilitating most any private aircraft..

BILLINGS: Located 73 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 77 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

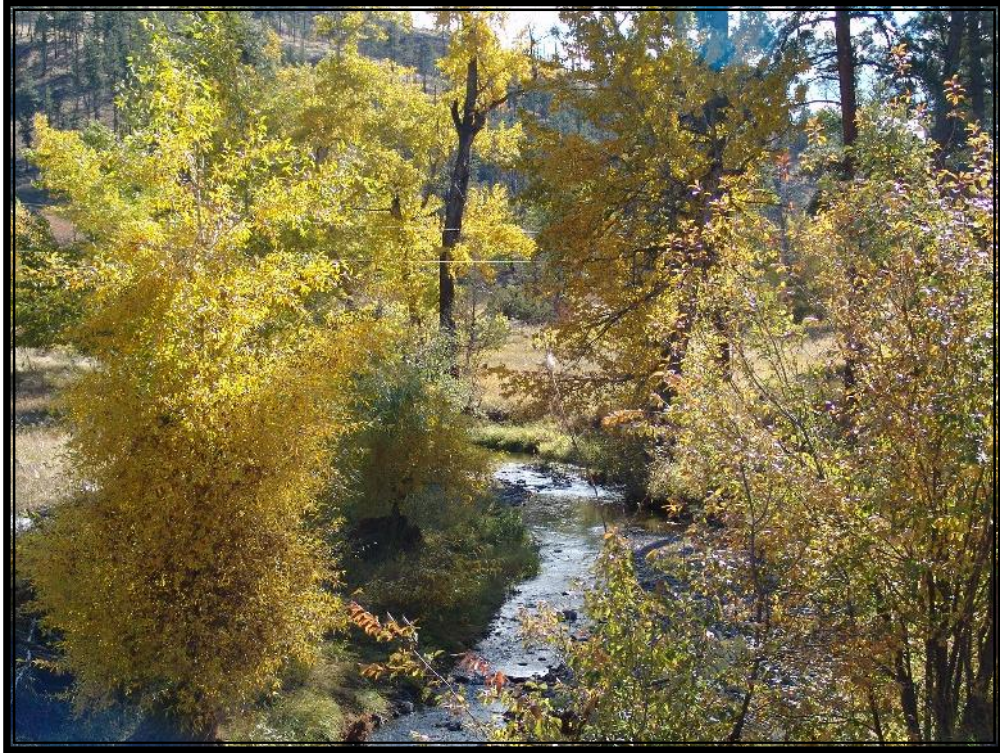
Sonny Todd Team Editorial

“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.'





Fall colors on Bridger Creek which has a nice population of native Brook Trout.



The spring fed crystal clear water of Bridger Creek flows through Elk Archer's Haven. The trout range in size from 10" to 16". It would be a great stream to enhance fish habitat which would increase the number and size of the trout.

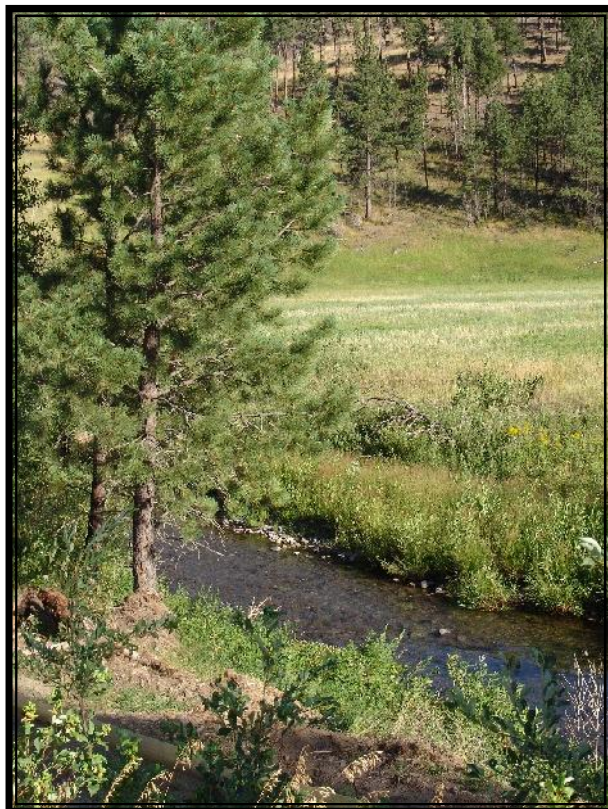
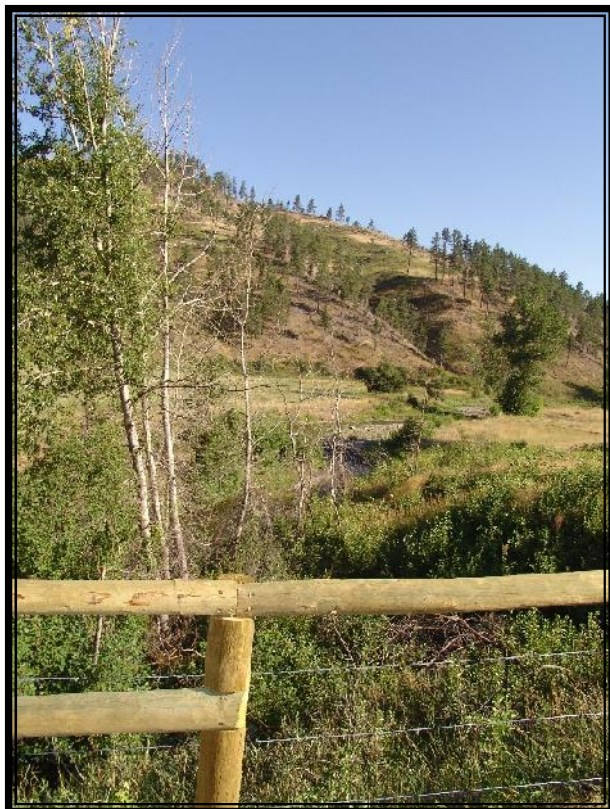


Beaver dam

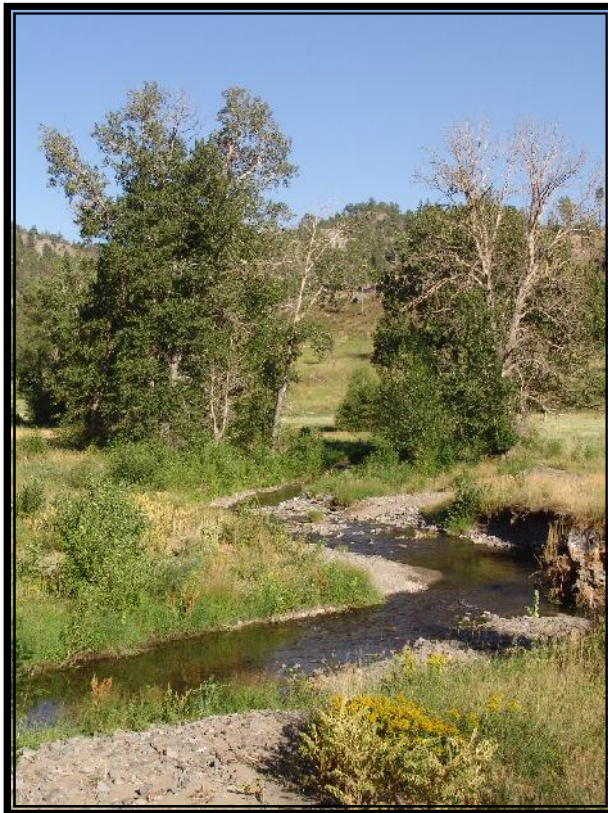


A wide variety of Montana wildlife live on this property, including elk, mule and whitetail deer, turkeys, upland bird, plus ducks and geese. There's also bobcat, mountain lion and black bear.





Bridger Creek is a perennial stream





SUMMARY & CONCLUSION:

This 415+/- acre ranch is located in one of Montana's most private and secluded mountain valleys. Along with having approximately 1 mile of Bridger Creek flowing through Elk Archer's Haven, there's an additional $\frac{3}{4}$ mile of Bridger Creek on public land that borders it. The ranch supports a wide variety of wildlife. The property is 6 miles on hard surface county road from the interstate with easy access to Big Timber, Billings, Bozeman and Yellowstone National Park. We invite you to visit one of Montana's most tranquil, unspoiled, peaceful mountain valleys.

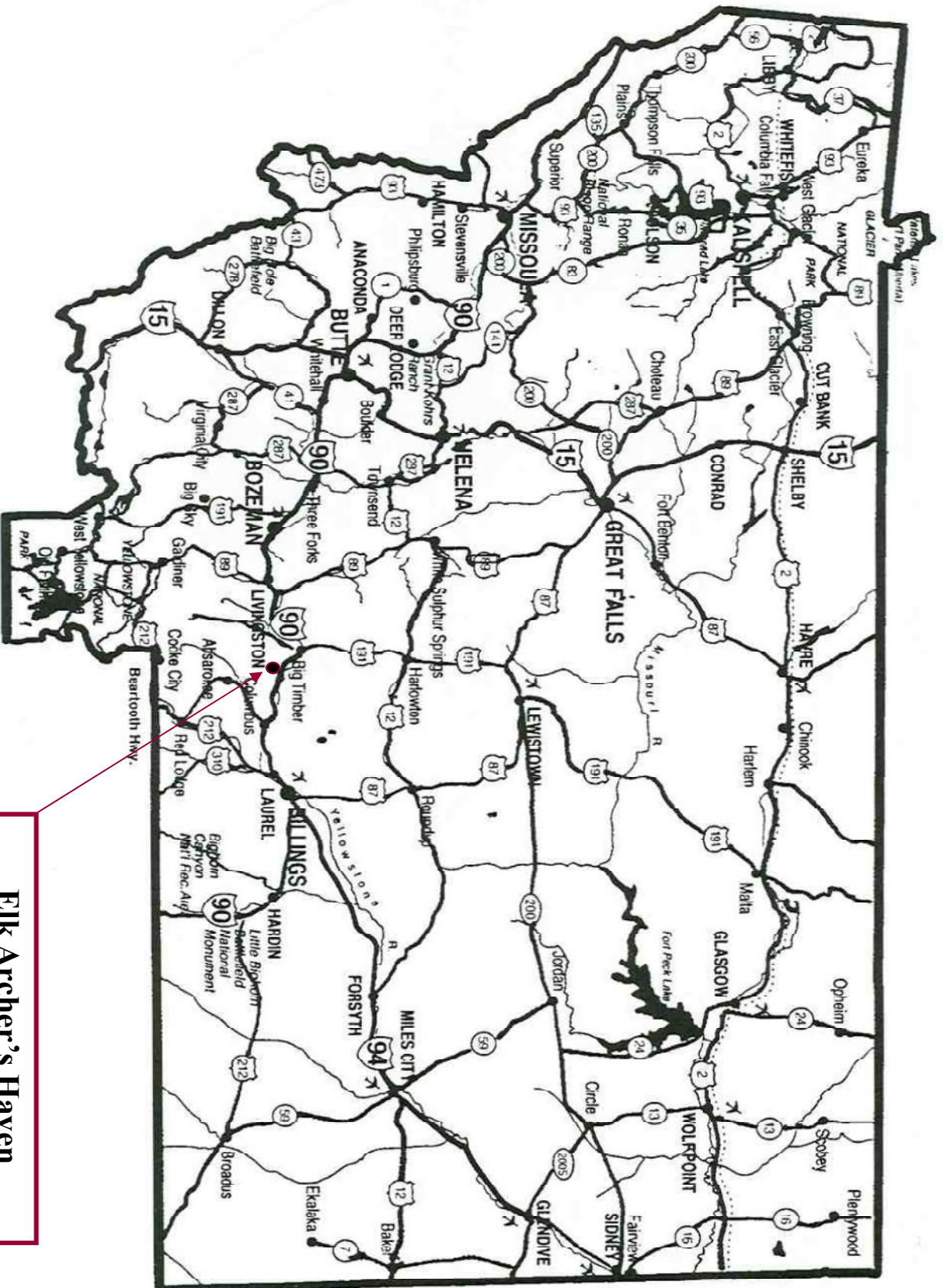
PRICE: \$595,000

TERMS: Cash



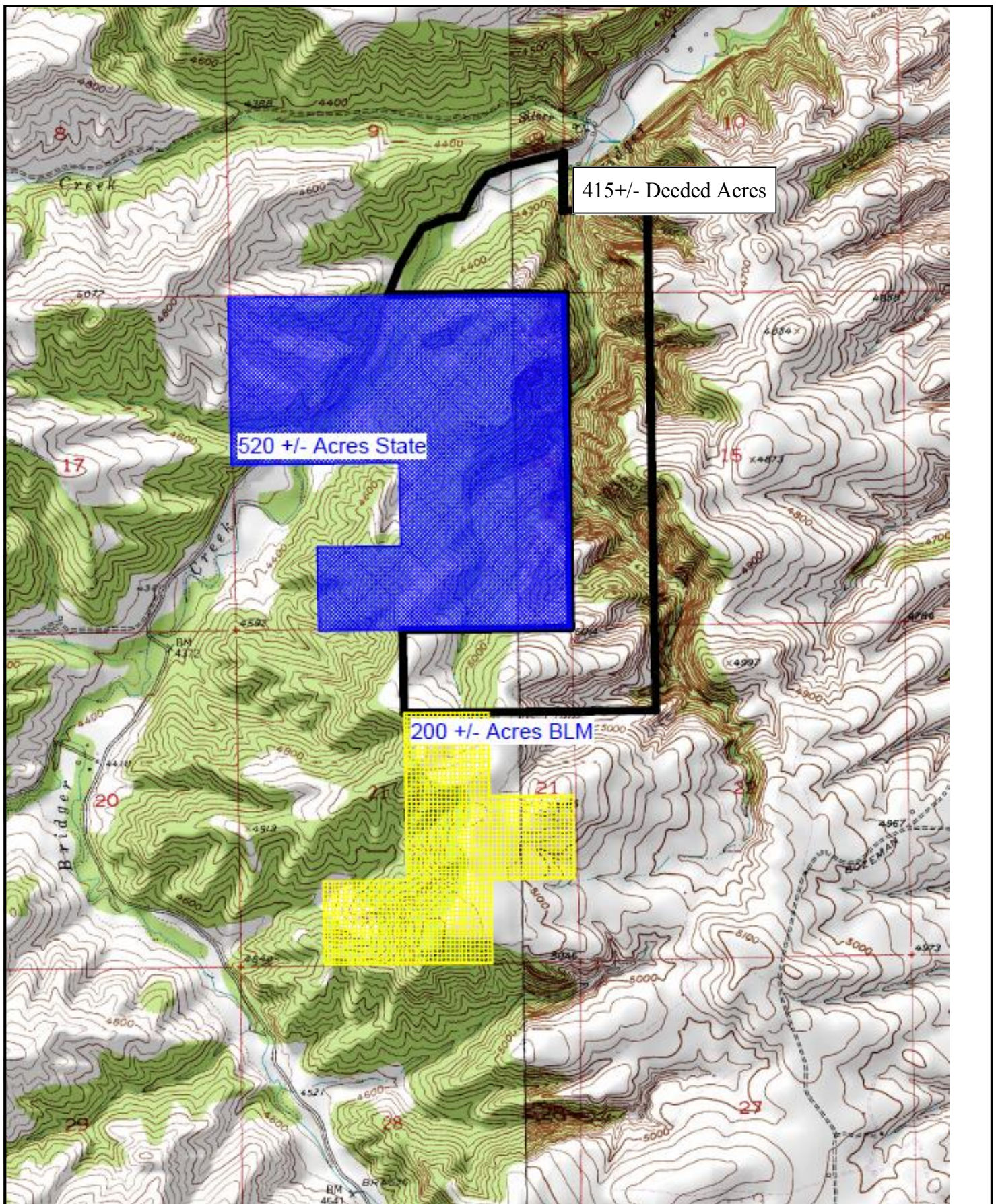
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