



# Ten Springs Ranch

Columbus, Montana

\$4,500,000.

*Offered Exclusively by:*  
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# Ten Springs Ranch



## **AGENTS NOTE:**

The “Ten Springs Ranch” is conveniently located 15 miles NE of Columbus, Montana and approximately 30 miles west of the International Airport at Billings, MT. This 8,560 +/- deeded acres with an additional 640 acres of State Lease & 440 acres of private leases. This ranch is a working cattle ranch on a normal year will run approximately 350-400 AUM’s on a year around basis. The ranch also has an abundant variety of wildlife that includes deer, antelope, upland birds, waterfowl and a herd of local elk. The Ten Springs Ranch is a sound investment in a great location that produces annual income. It can also be enjoyed recreationally and for hunting throughout the year. The Big Sky of Montana can really be seen and appreciated from the Ten Springs Ranch.



*Justin Todd*  
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*Logan Todd*  
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*Sam Phares*  
(406) 930-0192

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## DESCRIPTION:

**Deeded:** 8,560+/- acres  
**State Lease:** 640 acres  
**Private Lease:** 440 acres  
**Total Acreage:** 9,640

**Elevation:** 3,900-4,900'  
**Taxes:** \$9,538.

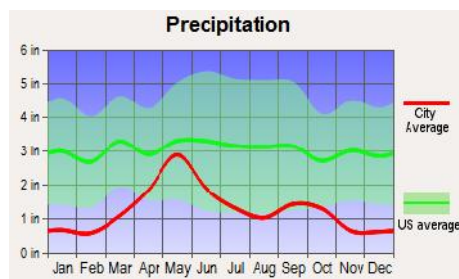
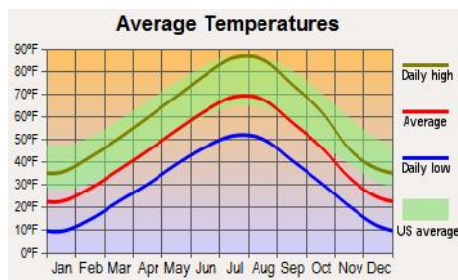
**Productive hay meadows and farm ground**



**Looking across the 10 Springs Ranch at the Beartooth Mountains**



Ten Springs Ranch is a great horse-back ranch. If you wish to “cowboy” and ride in big country, this ranch will grant that wish. If you are more comfortable biking or walking, the ranch provides forgiving terrain while the surrounding roadways are lightly traveled.



**Trophy Antelope**

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



#### **LOCATION:**

**Ten SPRINGS RANCH:** Located near Molt, 15 miles northeast of Columbus, and 30 miles west of the International Airport, Billings, Montana. Services are available to Columbus for elementary and high school.

**COLUMBUS:** Just 15 miles northeast of Columbus, Montana, which is located where the Stillwater River enters the Yellowstone River. Columbus is the Stillwater County seat and supports a school system that offers K-12, a hospital and doctors, churches, a veterinarian, dentist and chiropractor, banks, library, the Museum of the Beartooths, a small airport, a golf course, retail stores and establishments offering fine dining and spirits.

**BILLINGS:** Located 30 miles West of Billings, Montana, the center of Montana's livestock industry and considered the region's trade port. The International Airport in Billings is presently serviced by 5 major airlines, Delta, United, Frontier, Horizon and Allegiant, offering more than 120 direct flights each week to Denver, Salt Lake City, Minneapolis, Portland, Seattle, Phoenix and Las Vegas. Billings offers two of the finest medical facilities in the Northwest. Shopping, fine dining, theater and the arts makes Billings the "True Hub" of Montana. Billings, the largest city in Montana, has a full range of markets, services and supplies and extensive medical care facilities. Billings provides the largest cattle market in Montana and Wyoming, allowing easy marketing of cattle. The ranch location provides quick access for veterinary services and implement repair. The Billings area provides a nearby ready market for sale of hay and specialty grains. The city of Billings is experiencing significant growth and has undergone an attractive downtown renewal. There are many restaurants, hotels, museums, galleries as well as a prominent business community providing services in accounting, law and banking.

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## **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 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 versus 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.

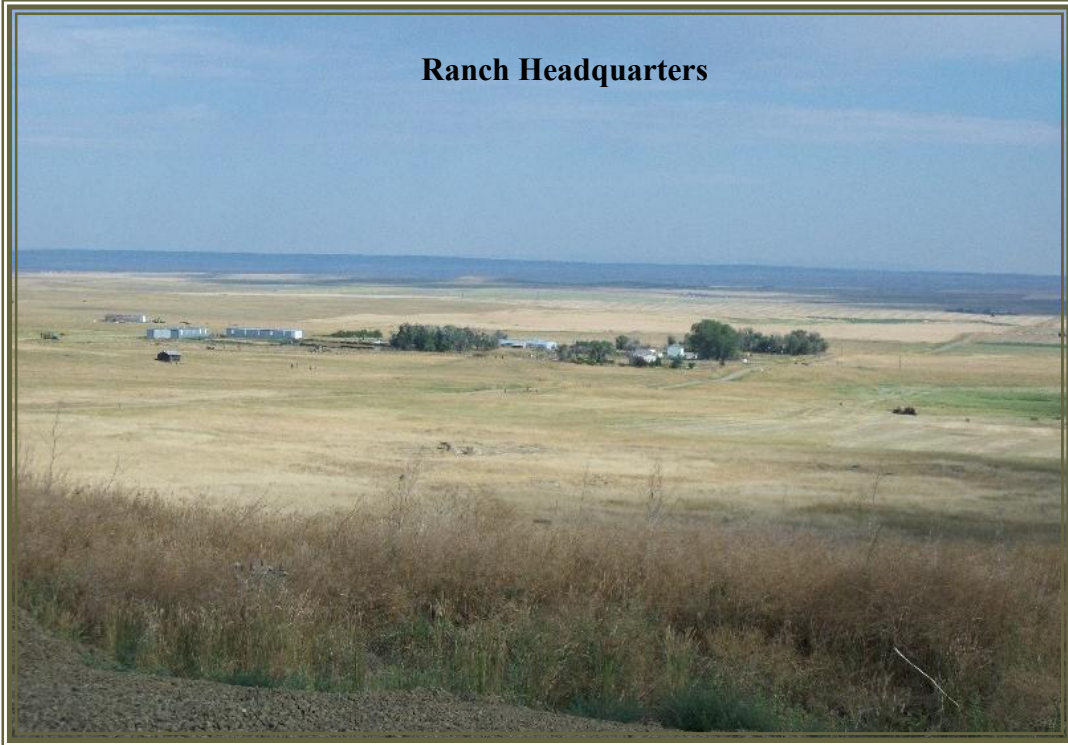
Montana is the land of snow-capped mountains, pristine wilderness areas, sparkling rivers and streams, and golden wheat fields all under 'The Big Sky.'

Welcome to "*The Best Last Place.*"



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### Ranch Headquarters



The ranch is located near the friendly community of Molt, Montana in which neighbors help each other. Each year 30 or more people come to Branding Day at Ten Springs Ranch. When cattle are moved from one pasture to another at the ranch, a half dozen friends or neighbors will help. Most of these people have horses and enjoy ranch work but don't have cattle or land of their own. School bus service is available daily for the elementary and high school in Columbus. The local Volunteer Fire Department is well trained and has numerous volunteers.







Ten Springs Ranch is located on the High Plains with majestic views of 5 mountain ranges: the Beartooth, Pryors, Big Horns, Crazy, and Snowy. The owners also have enjoyed the play of the evening light on the fields and pastures, and the striking rainbows, sometimes double rainbows, that extend most of the way across the sky. Elevations of the ranch are from 3,900 to 4,900 feet above sea level, providing canyons and coulees for protection of the cattle, and interesting areas for trail rides and hikes.





### **SUMMARY & CONCLUSION:**

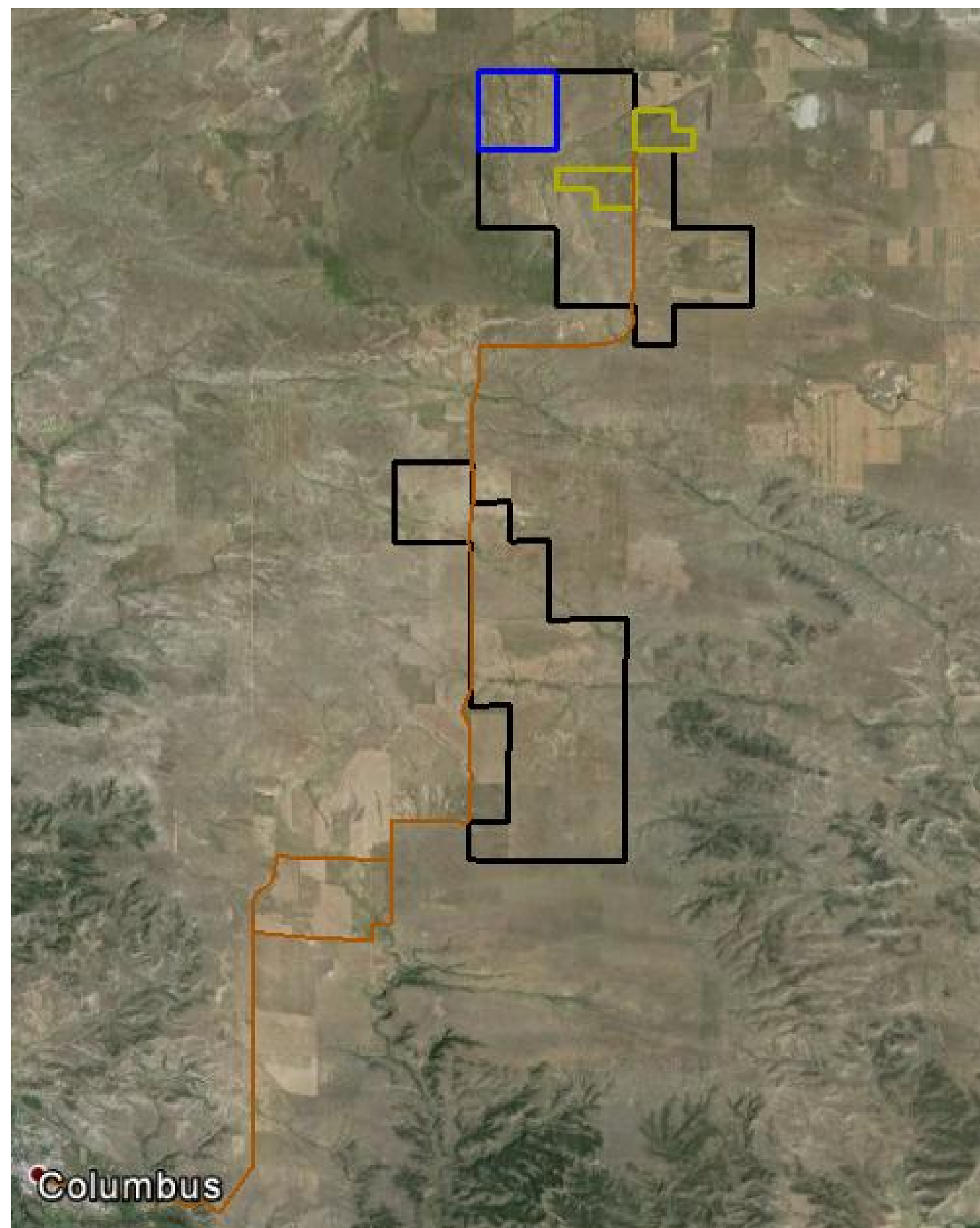
Ten Springs Ranch has been owned and operated by the same family for many years. The history of the ranch goes back to the homestead era and is comprised of several homesteads plus sections purchased from the Northern Pacific Railroad, originally part of the government grant for constructing a transcontinental railroad. The ranch is exceptionally productive, with panoramic views of five mountain ranges, just 30 miles from the transportation, culture and business hub of Billings, Montana. This ranch will be of interest to several: the livestock operator, recreationalist and sportsman alike. We invite you to come and preview the Ten Springs Ranch, one of the best in "The Best Last Place".

**PRICE: \$4,500,000.**

**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.



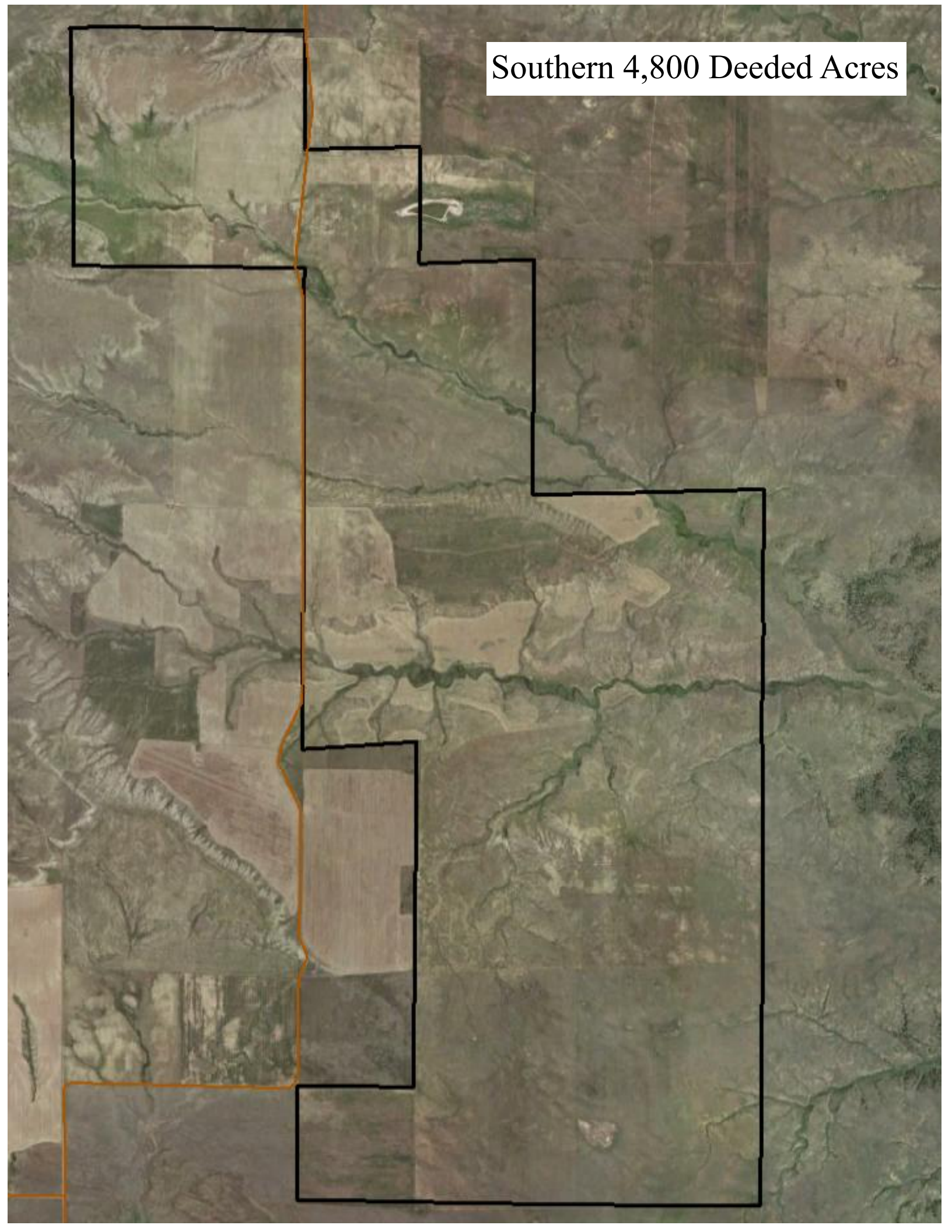


Columbus

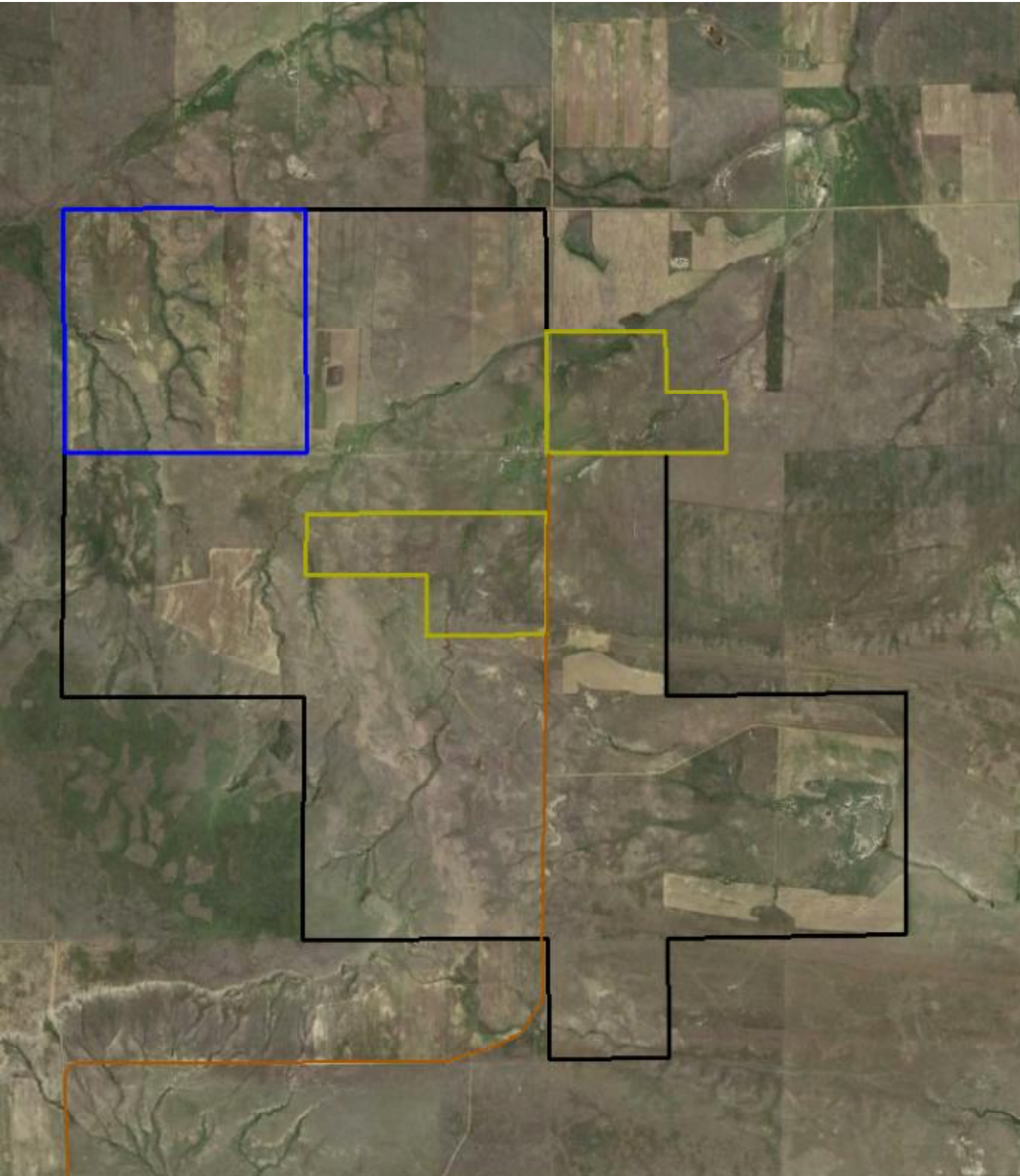
***Sonny Todd Real Estate***

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Southern 4,800 Deeded Acres

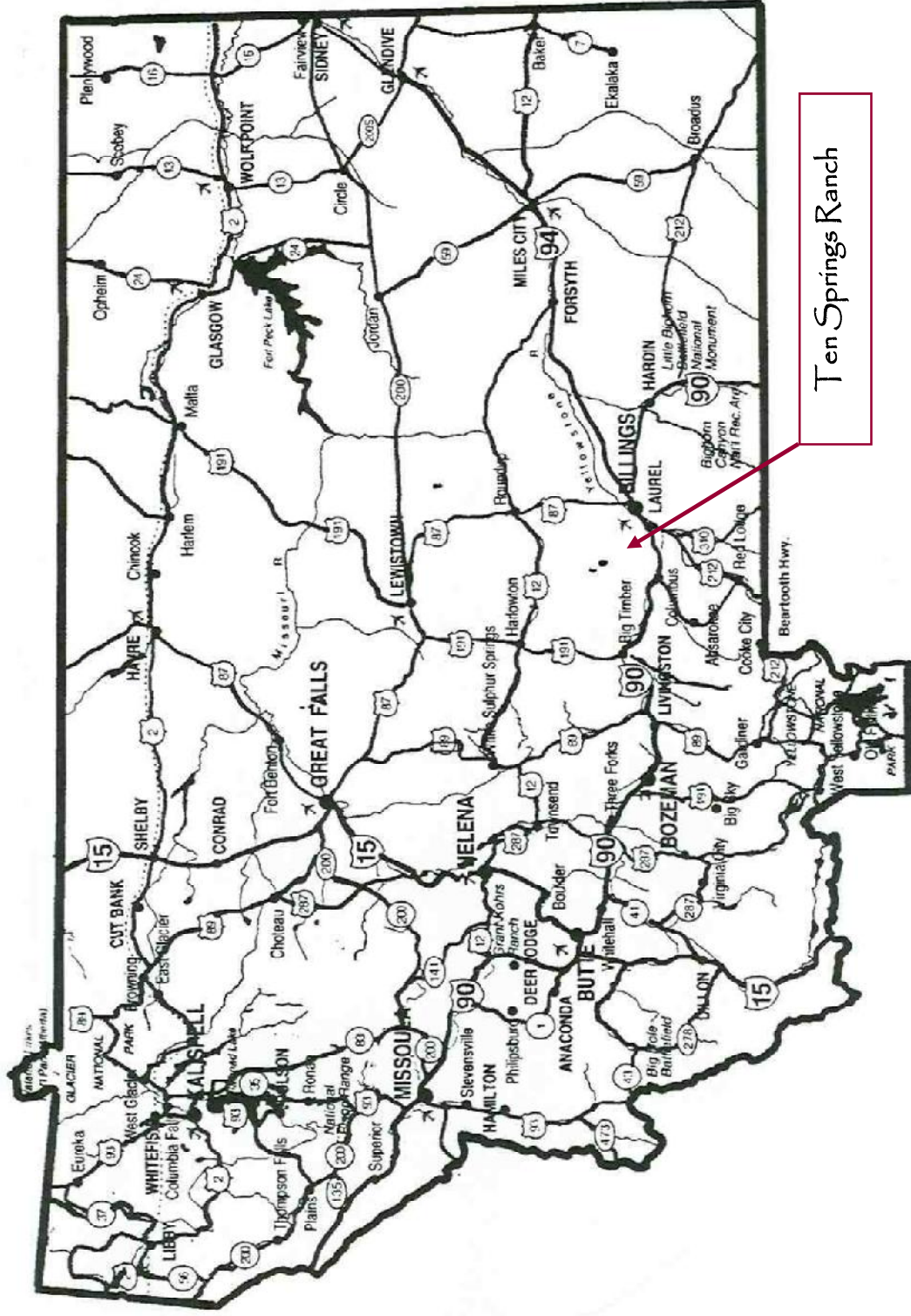






Northern Parcel:  
3,760 Deeded  
640 State lease with blue boundary  
440 Private lease with green boundary

*Montana "The Best Last Place."*



Ten Springs Ranch