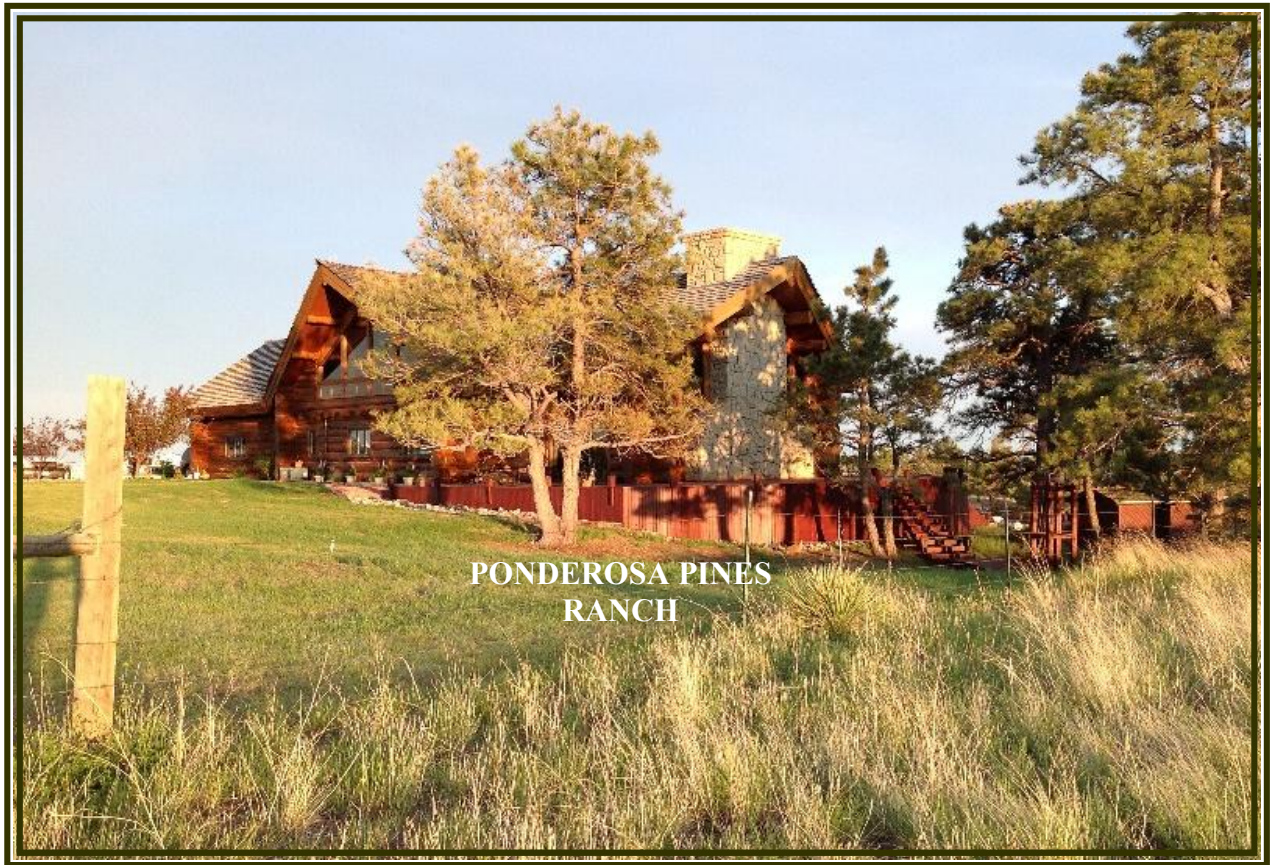




Ponderosa Pines Ranch

Shepherd, Montana

\$3,285,000.

Offered Exclusively By:

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Ponderosa Pines Ranch



AGENTS NOTE:

This ranch consists of 3,100+/- acres. plus 640 acres state land. The hand hewn custom log home has a wrap around, multi level deck, heated pool, hot tub and sauna. The home has 3 bedrooms, a loft and 2 bathrooms, a great room with vaulted ceiling & large windows to take in the views. This is a great place to get away from it all. The views from the home are spectacular. There is an abundance of wildlife such as elk, deer, antelope and antelope. There is a ranch manager's house on the property with 3 bedrooms, 2 baths. The improvements include a free span insulated metal barn with an indoor arena, horse wash bay, 5 stalls w/heated waterers, work shop, living quarters w/kitchenette & bathroom, outdoor arena & working chutes. This property is very versatile, it would make a either a great recreational property or working cattle ranch.



Justin Todd
(406) 223-5263



Logan Todd
(406) 930-3673



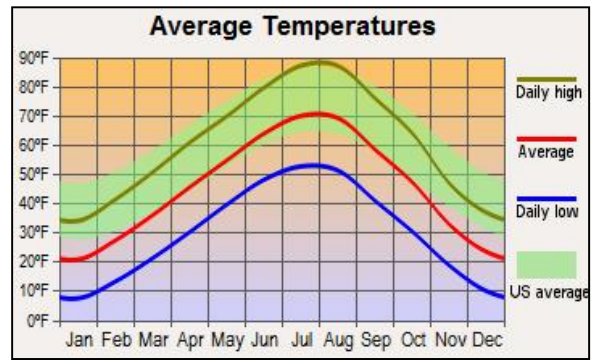
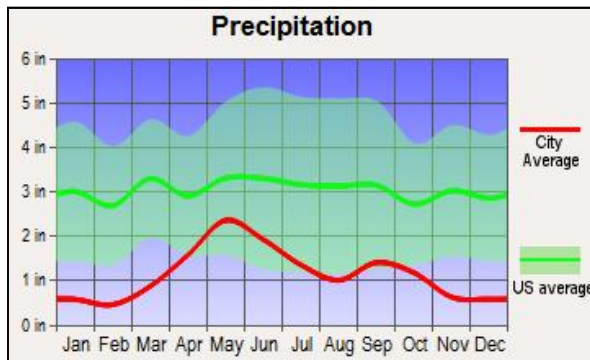
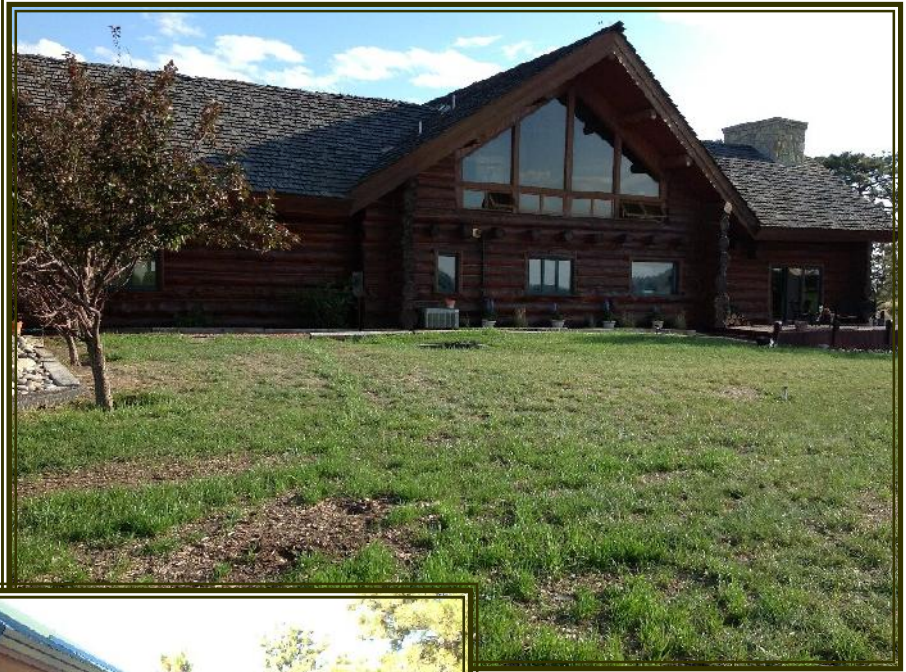
Sam Phares
(406) 930-0192

DESCRIPTION:

Acreage:
3,100+/- Total Acres
640 acres State land

Home:
4BR/3.5 BA
4,016 sq. ft.
2nd home

Elevation:
3,100'-3,300'



Water & Mineral Rights: Owners will convey all of the owned water and mineral rights appurtenant to Little Basin Creek Ranch. Water Rights shall transfer subject to all decisions of the Montana Water Court Adjudication proceedings.



LOCATION:

PONDEROSA PINES RANCH: Located approximately 15 miles east of Billings.

SHEPARD: Located just 15 miles east of Billings, Montana.

BILLINGS: Located 15 miles to the west, 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. The Billings area has evolved into a center of commerce with a great small town feel. It's large enough to experience the community at your own pace, but small enough to still run into friends at the grocery store. In Billings, business is booming, people are enjoying life and the scenery is as original as the people. Billings is a regional hub of commerce for an area that stretches in excess of 125,000 square miles. The city is a destination for consumers because it provides goods and services to a vast region. Billings is energized. It embraces its history, but looks forward to the future.

RED LODGE: Located 75 miles southwest 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

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.





The custom log home has an inviting and comfortable feel with plenty of windows to let in the natural light & the warmth of a wood fire-place on a rock hearth.

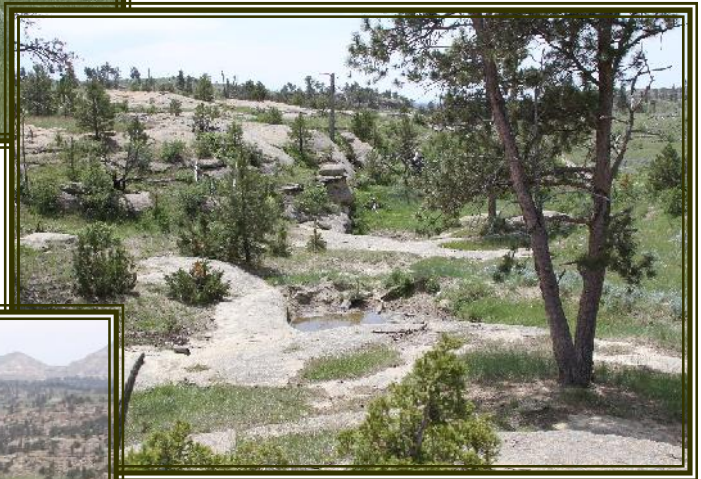


Lots of light & space.
River rock floor-to-ceiling wood fireplace.















SUMMARY & CONCLUSION:

Unlimited outdoor recreational opportunities such as bird hunting, hiking, and world-class trout fishing are just a few of the amenities the area has to offer. There is an abundance wildlife on the ranch. This property has a great environment for privacy, seclusion, rest & relaxation. It's close proximity to Billings, Red Lodge and Yellowstone Park makes Ponderosa Pines Ranch an ideal place to enjoy and relax in the best last place, Montana. Welcome to the land of the "Big Sky".

PRICE: \$3,285,000.

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.

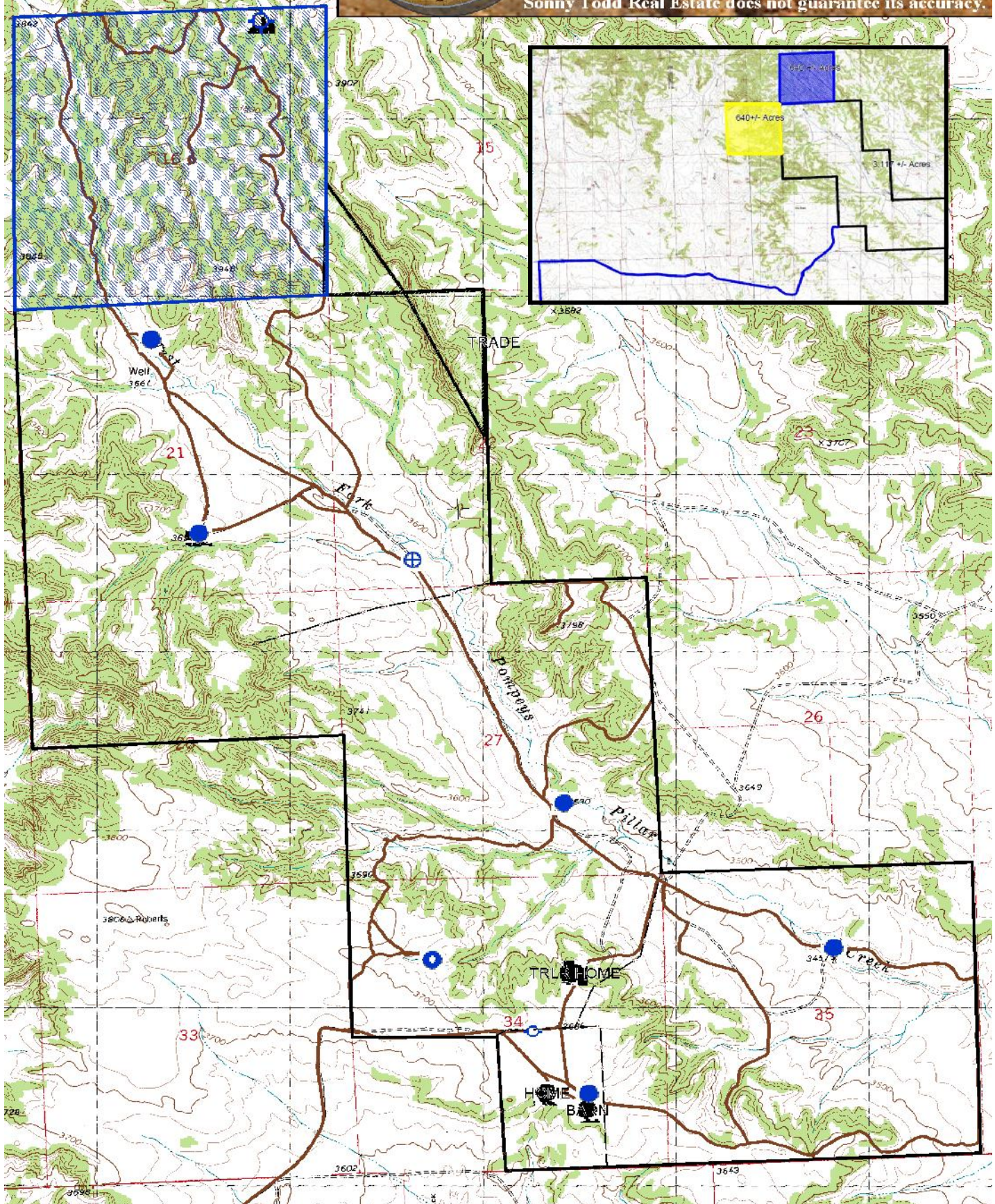


Ponderosa Pines Ranch



- = Gravel or Dirt Roads
- = Tank with Electric Well
- ⊕ = Tank with Electric Well and Corrals
- = Natural Spring
- ⊗ = Natural Tank
- ⊕ = Pipeline Tank
- = State Land

This map is intended to serve as a visual representation & Sonny Todd Real Estate does not guarantee its accuracy.



Montana "The Best Last Place."

