

# YELLOWSTONE RIVER RANCH



*Offered by*  
**FENTON ENTERPRISES**  
**Ward Fenton, Broker 406-698-6183 406-967-2850**  
**Trevor Bogunovich 406-208-2280**



**This special ranch property is located only 2 1/2 miles west of Laurel, MT right on the Yellowstone River. It is only 15 miles from Billings, Mt. which is Montanas larges city with international air service plus great dining, shopping and entertainment. This spot has an abundance of deer, ducks, geese, and pheasants with the occasional coyote, fox and raccoon. In addition there is excellent fishing for brown trout, rainbow trout and catfish. This property could be the perfect place to raise kids, horses or cattle —maybe all three.**

**The property offers a great combination of Yellowstone River frontage, irrigation canals, drain ditches and cropland to make great wildlife habitat.**

**To the west there is a spectacular view of the Beartooth Mountains from this property which is only 45 minutes from beautiful Red Lodge and the Red Lodge ski area.**







**The property consists of approximately 300 acres of deeded land with 100 acres more or less of irrigated farmland that has been used to raise sugar beets, corn, small grains and hay.**

**Along with all of the recreational amenities this property offers, it would make a tremendous horse ranch, small registered cattle operation or a feed base for a larger grazing unit. It provides feed, water and protection for livestock in addition to being located on a paved road.**

**With the location being so close to Laurel and Billings, Mt. there is great potential for subdividing a portion of the land and selling off great home sites with possible river access and common wildlife areas.**





**The main house on the property has 1644 sq.ft. on the main floor and 1356 sq.ft. on the lower level. It consists of 4 bedrooms, 2 1/2 baths, large kitchen/dining area, living room and very large master suite. The home also includes a two-car attached garage, a large deck and an enclosed porch.**

**The yard has nice landscaping with mature trees. The home and yard are located in a private setting with great views of the ranch and Yellowstone River bottom and the Bear-tooth Mountains.**

**An older 1100 sq.ft. rental home is also located on the property. It is very liveable and could be rented out.**

**Taxes: \$2200 per year.**

**Price: \$1,950,000.**

NOTE: Information contained herein has been obtained from sources deemed reliable but cannot be guaranteed. Prospective buyers are advised to verify all information to their own satisfaction.

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