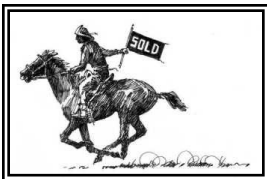


Destination - Pryor Creek

Billings, Montana



For additional details, contact:

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Destination—Pryor Creek

LOCATION: Property lies on both sides of Pryor Creek Road. From the Johnson Lane Exit on I-90/94 in Lockwood, it is 10.1 miles on I-90 and 10.3 miles on I-94. From the exit on I-90 it is 3.1 miles to the property. It is just minutes from anywhere in Billings and an easy trip to Denver or Bismarck, ND.

AREA FEATURES: The location of Destination—Pryor Creek is very close to Pryor Creek Golf Course and minutes to mountains, rivers, and tourist sights.

Billings is Montana's major city with superior air service, shopping, restaurants, and the best medical center between Seattle, Denver, and the Mayo Clinic in Rochester, MN.

CLIMATE: Pryor Creek is a temperate climate for Montana with a minimum of snow and within the Chinook Belt. The growing season is 120—140 days and rainfall between 14—16 inches.

WATER: The property has over a mile of Pryor Creek that the land straddles. There is no irrigation water with the property. There are two wells with good production near the creek.

IMPROVEMENTS: The centerpiece of Destination—Pryor Creek is the custom built home. A 1977 log cabin has been incorporated into 3,233 sq. ft. of luxury. No short cuts were considered when construction was underway in 2009.

Technically the house has 2 bedrooms and 2.5 baths, but the closets and bathrooms are as large as a bedroom. There are two family rooms, office, and a spa.

The house features ground source heating, air conditioning, and a free standing gas fireplace. All interior walls are sound insulated and R-11 plus insulation. Craft Maid kitchen and bath cabinetry with granite and cement surfaces.

Big Sky Sound & Security installed surround sound intercom and security throughout. The shower is programmable to numerous shower heads. The flooring is top quality carpet and tile.

Windows are energy efficient and have easy cleaning features. Appliances are all top of the line Kenmore.

A partial basement houses all the utilities. There is a crawl space 5' high for additional storage.



The entrance gate is solar and programmable.

Other improvements include a machine, hay, toy storage building with steel pole frame construction, 60' x 60' with 16' plus clearance. There is a 3,900 sq. ft. steel sided multi-purpose building near the house.

ACREAGE: 323.76 Acres total:

55.76 acres grass and alfalfa hay—west of road

59.92 acres cropland (grass/hay) - east of the road to the creek

54.62 acres cropland—east of the creek

153.46 acres cottonwood bottoms along the creek

WILDLIFE: whitetail, mule deer, turkeys, pheasants, upland birds, trout, and waterfowl.

TAXES: \$3,700.00

TERMS: Cash to seller



PRICE: Reduced to \$1,600,000 ~ for quick sale!

BROKER COMMENTS: This is the classiest property I have ever represented. From the location to the entrance gate to the home, the property shows pride of ownership and no corners have been cut on quality.



NOTICE: The information contained herein has been supplied by the owner to LANDMARK REALTORS and/or compiled by LANDMARK REALTORS from other sources believed to be reliable. All information contained herein is not guaranteed to be accurate, and the reader of this brochure should independently verify all such information, particularly the number of acres involved, the classifications of those acres, carrying capacity, estimates of production or yields, water rights, etc.