

Bird Hunter's Paradise **CORA CREEK**



Offered By
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CORA CREEK RANCH

RAYNESFORD, MONTANA

GREAT NORTHERN RAILROAD

The town of Raynesford, Montana, was created out of necessity in 1906 by the Great Northern Railroad. Since water was required for the steam engines about every six miles, the crossing at Big Otter Creek was a natural site for a way-station on the new line through Judith Basin County. Although the area residents called the location Otter, the railroad changed that name to Raynesford after negotiating a "deal" with Edmund Huggins for forty acres of his homestead claim for a town site. They agreed the station's name would be changed to honor Huggin's youngest daughter, Henrietta Raynesford Huggins.



Raynesford is situated in the foothills between the Highwood and Little Belt Mountains in the Otter Creek Valley. This ranch property is located near Raynesford and is the site of one of the original homesteads of Judith Basin County Montana. Along with being known for producing some of the heaviest calves in the area due to good grasses and water, the Otter Creek Valley is abundant with wildlife -- antelope, white tail and mule deer, elk, bear, and birds.

GAME BIRDS PARADISE

The Conservation Reserve Program is very active in the Raynesford area which is a huge asset to bird populations and maintenance of deer and elk environments. Through this program landowners receive annual rental payments to establish long-term, resource conservation on eligible farmland.

In addition to the CRP, this ranch is surrounded on three sides by large wheat fields which further encourage the birds to live happily in this area. The property, itself, has two large coulees, each having ten or twelve smaller draws off both sides. The smaller areas are covered with thorn brush and other low growing bushes which make amazing habitat for whitetail deer and a variety of game birds. There are a number of springs in these draws and about three or four small ponds. The birds have good shelter, food and water. The ponds also offer a stopping place for Canadian geese and ducks.

This ranch property boasts hundreds of Sharp tail grouse. During hunting season at least 40 can be jumped in a single covey. Pheasants are also in abundance. Last year's hunt gathered 50 birds in five days. And, then there's the Hungarian partridge . . .

Yes, a bird hunter's paradise.

LUSH RANCH ACRES

The property is 322+ acres - half in alfalfa meadows and half in rolling, rich pasture - all nestled between the mountain vistas of the Little Belts and the Highwoods. It is Montana Beautiful at its best and the views continue towards the horizon of mountains in all directions. Although the neighbors are not far, they cannot be seen from the ranch house unless you go up to higher ground. And, the higher ground behind the house provides a spectacular view of all of the Highwood Mountains. They are not far and there is an easy access road into the Highwoods from the ranch's entrance.



Cora Creek originates on this property and provides the senior irrigation rights. All the pastures on the property have natural springs or are fed by small creeks and the water for a home is from a well.

The alfalfa meadow is 160 acres and is one piece. The alfalfa produces about 1-1 ½ ton/acres on un-irrigated ground. The landowner currently leases the ranch for \$7,000/year for the hay and pasture. The pastures can maintain 50 cattle pairs.

The livestock pastures are divided into three sections of 100 acres, 20 acres, and 40 acres. All areas are separately fenced. The buildings are on about two acres. The soil in this part of Judith Basin County is excellent for retaining moisture and the pasture grass is thick and abundant. Rainfall is higher than normal for most of Montana at about 16-20 inches a year.



THE HOMESTEAD



Most of the original buildings are still in use on this ranch property.

Telephone and power is in. Along with the great bird and big game hunting, a large fishing pond lies on this property fed by Cora Creek as it meanders its way across the pastures.

The pond is located close to the old home site.



The school bus stops nearby. Schools are in Belt which is about 12 miles.

Another building at the homestead site is a metal barn that is being used as a shop. It is on a concrete foundation. The walls and foundation are very good for its age. The building has electricity and two livestock stalls. The corrals are wood and have a loading chute. There is also a 2500 bushel granary.

Property in this area has not changed ownership regularly and many of the neighbors have lived there for several generations. This ranch is in the same area that Charlie Russell lived, ranched and many of his paintings depict the Highwood Mountains in the backgrounds.

This ranch is about 30 miles to Great Falls, MT with great shopping, international airport, cultural events, the Charlie Russell Museum, Lewis and Clark Museum and Malstrom Air Force Base.

THE PRICE

\$ 549,000

THE REALTOR

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