



Flowing Mountain Ranch

Roscoe, Montana

\$975,000.



Offered Exclusively By:
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Flowing Mountain Ranch



AGENT'S NOTE:

Located on the banks of the East Rosebud River and the Beartooth Mountains etched in the backdrop, Flowing Mountain Ranch has a picture post card setting. The breath taking views and the sights, sounds and smells of the crystal clear Rosebud River overtake one's senses. Two beautiful log homes and out-building on 40+/- acres completes this ranch. You will love to sit on the porch and enjoy the Flowing Mountain Ranch, one of Montana's "Best Last Places."



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DESCRIPTION:

Acreage: 40+/- acres

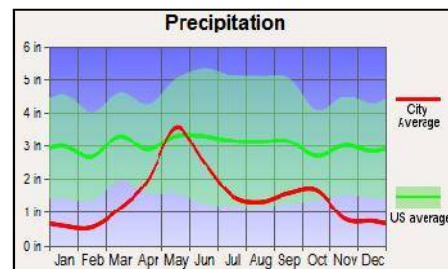
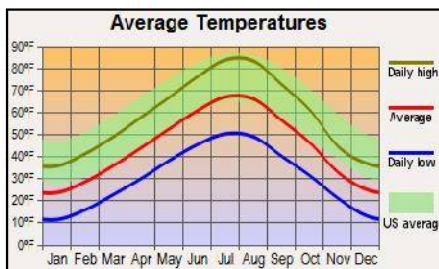
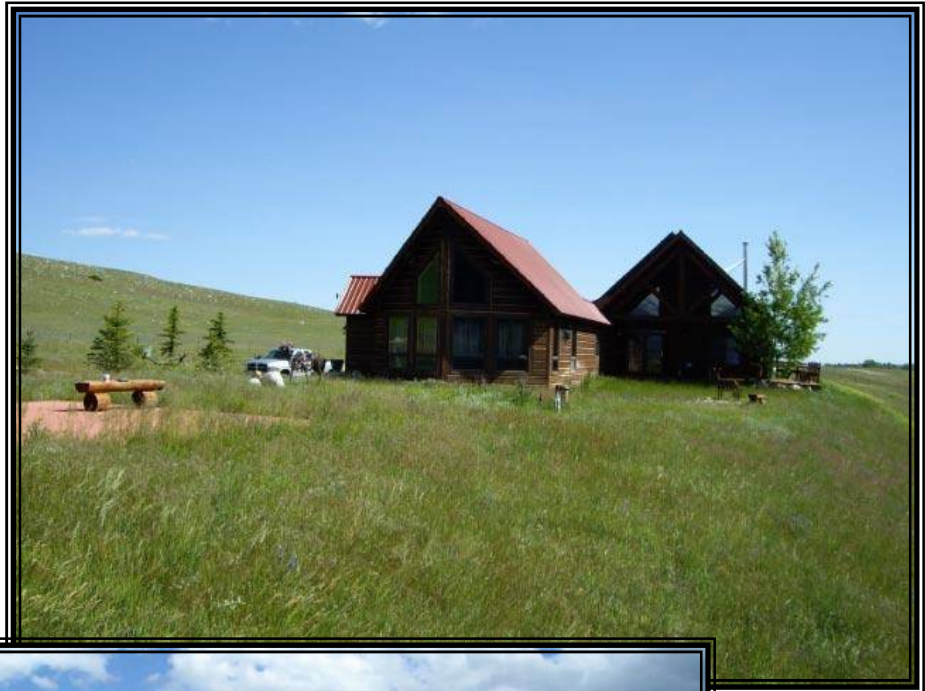
Crossed-fenced into three pastures with an electric fence.

Utilities:

Power and telephone

Taxes: \$4,301.

Two log homes, drive through barn with separate tack room, hay storage. 4-Stall horse barn with room for an additional stall, round pen and a square pen.



Water: Abundant water from the Rosebud River

Water & Mineral Rights: All now held by owner will transfer.



LOCATION:

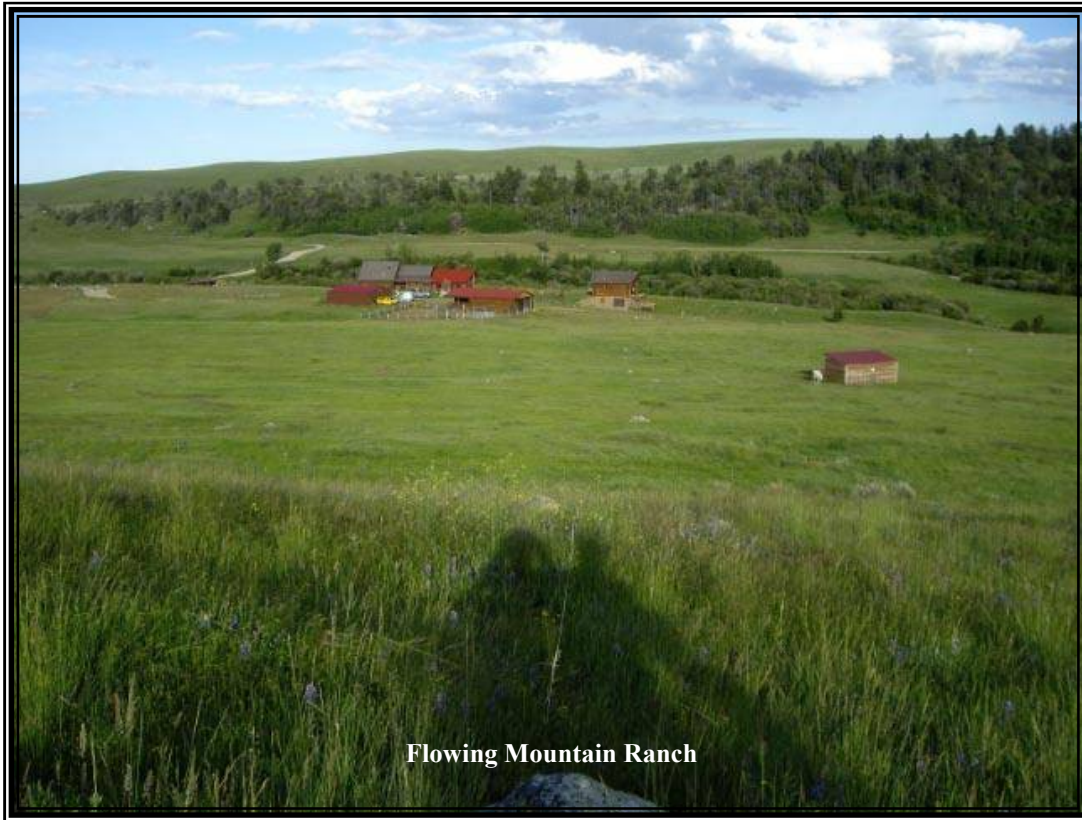
THE FLOWING MOUNTAIN RANCH: Located just 3 miles from Roscoe, Montana, with the splendor of the Bear Tooth Mountains in the back drop. The Absaroka-Beartooths are ancient mountains now protected by a wilderness area of the same name. These ranges start in south-central Montana southeast of Bozeman and run south into Yellowstone National Park. The Beartooth Highway bisects the mountains along the Montana-Wyoming border providing spectacular views while reaching an elevation of 10,940 at Beartooth Pass. There are ample opportunities for outdoor recreation here with numerous trails, lakes, and campgrounds.

ROSCOE: Roscoe is a small town half way between (approximately 28 miles) Red Lodge and Columbus. Originally named Morris after a local family, the mail was often confused with the town of Norris. Therefore, the name was changed to Roscoe in 1905, after the postmaster's favorite horse. It is the gateway to East Rosebud Canyon and Lake.

Just 3 miles away, the Grizzly Bar is located on the East Rosebud River at the foothills of the Beartooth Mountains. The Grizzly Bar is known for it's steaks and mouth watering Prime Rib. A wonderful dining experience in a beautiful location.

BILLINGS: Located 72 miles to the east, 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.

RED LODGE: 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 Real Estate 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.



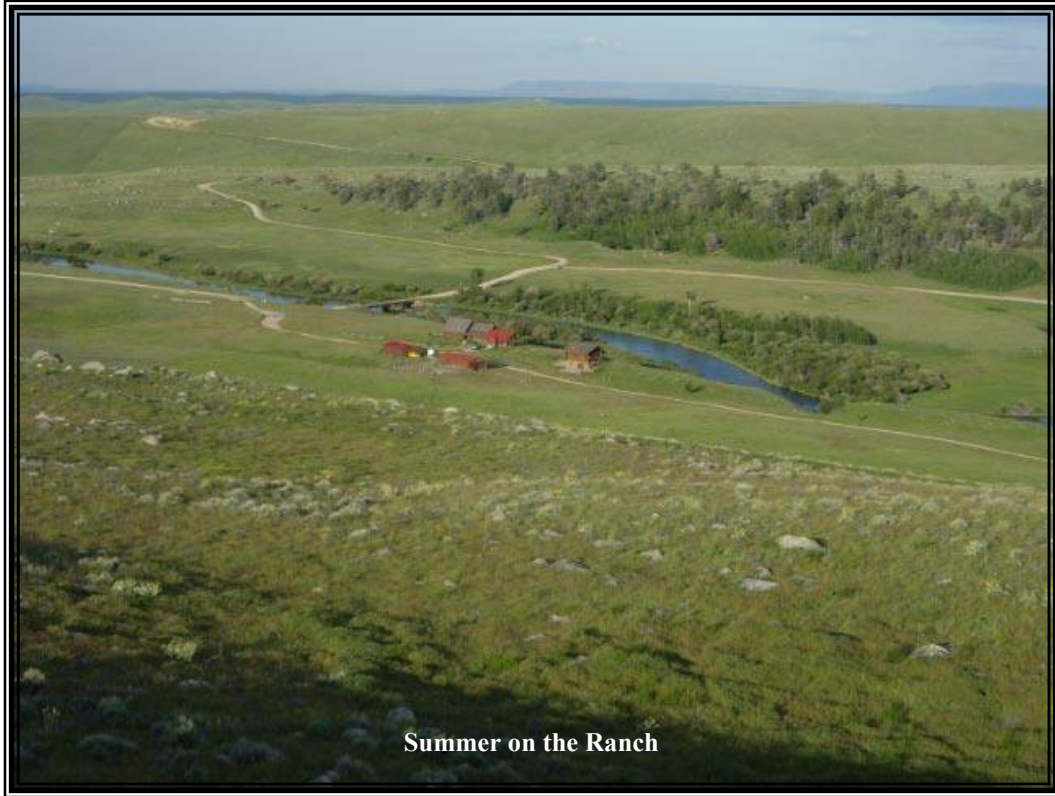


A Montana Dream Property! Relax in one of the magnificent log homes and spend the day fishing on the Rosebud River or enjoy your horse all day long. This ranch offers a great opportunity for the horse enthusiast, you'll never want to leave the ranch. The drive through barn, stalls, pens and hay storage make this ranch the perfect horse property. The Rosebud river runs through the property with a private gated side of the river.



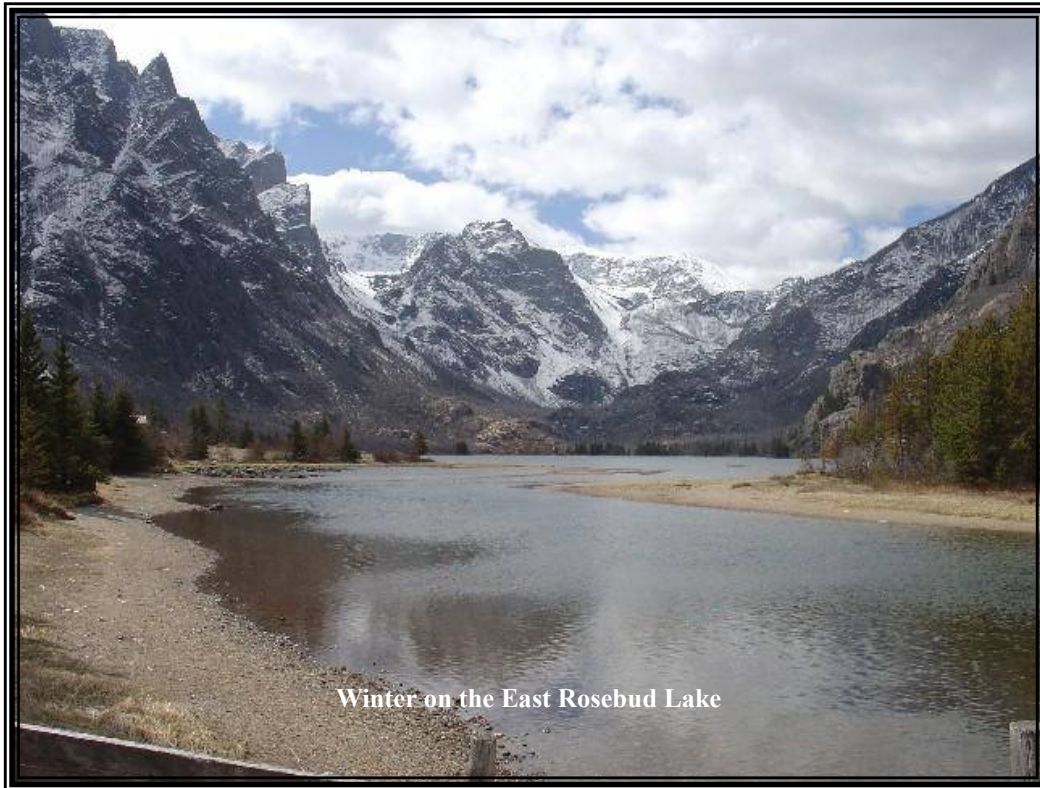
The main house offers comfort and style. 3 Bedrooms, 2 1/2 baths and a sauna. A loft, office and media room complete this spacious home. Many extras! The second home has 2 bedrooms, full bath, great room and loft. Multiple decks to enjoy the sights, sounds and smells of the Rosebud River while looking at the breath taking views of the mountains.



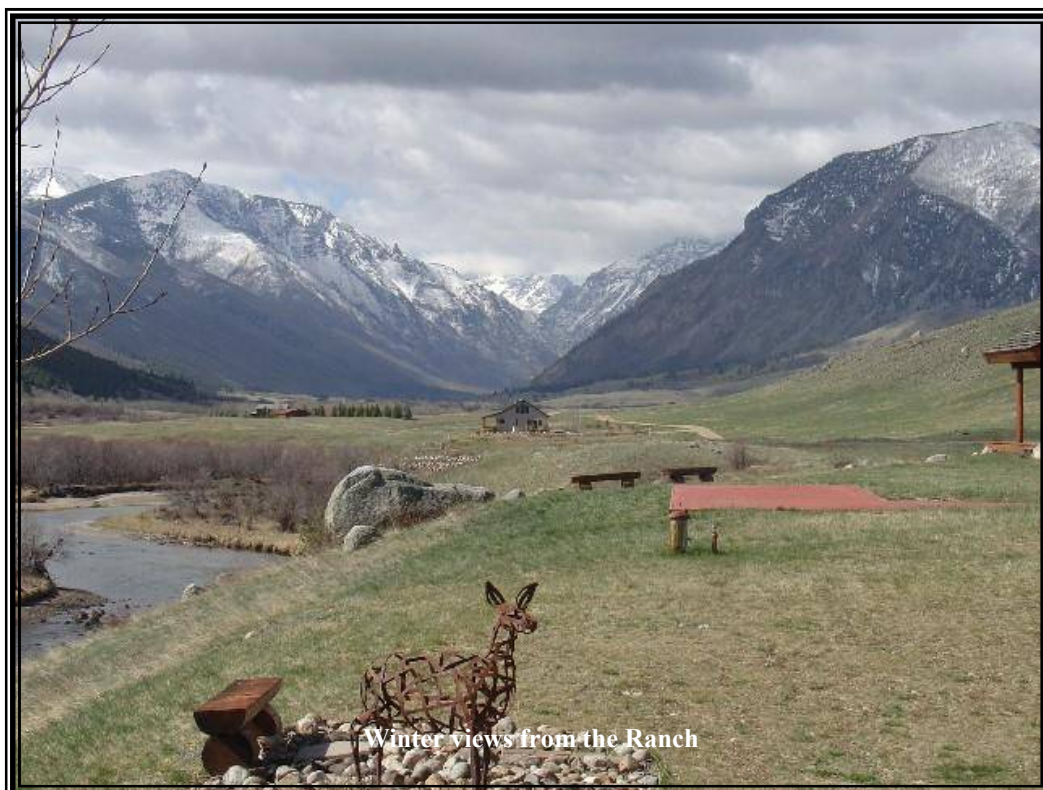


One of the great resources of the ranch is the Rosebud River which runs through the ranch. Excellent fishing opportunities!





Just 10 miles from the ranch is the East Rosebud Lake. Fishing, hiking, horseback riding and camping are some of the ways to enjoy the majestic mountains.





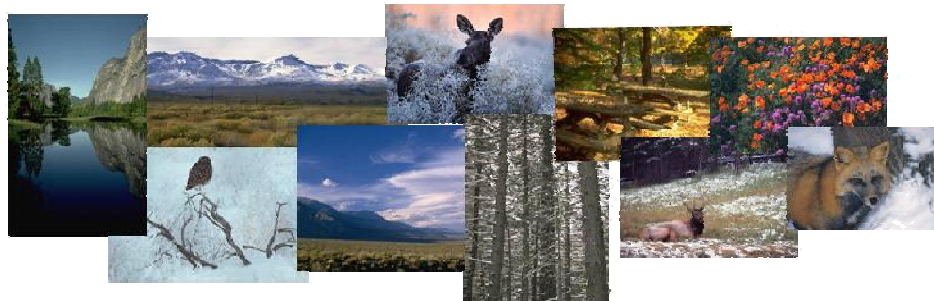
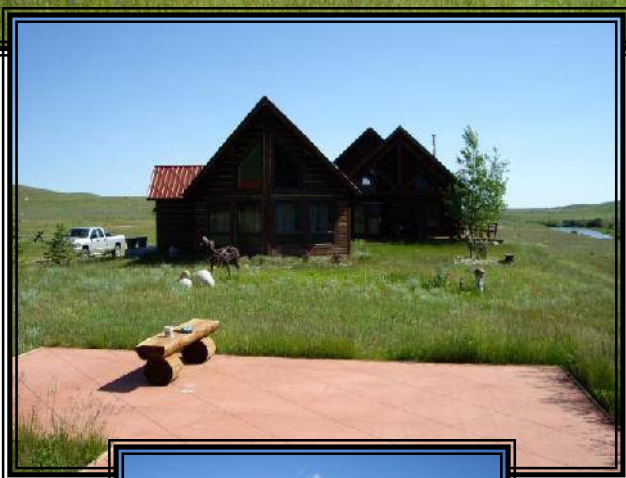
Recreation:

With the Rosebud River just outside your back door and the Beartooth Mountains at your door step, a cornucopia of opportunities awaits you in nature's back yard!

Situated within driving distance to three ski areas, 2 golf courses, various mineral hot springs, fine dining, and local winter events there is no such thing as cabin fever out West!

Spring and summer bring the anglers to try their hand at capturing those elusive Rainbows and Browns!

Hunting, hiking, and camping regardless of your preference, Montana has a special gift for all that care to enjoy her!





SUMMARY & CONCLUSION:

We are often asked why Montana is known as “The Best Last Place”. The answer is as diversified as Montana is. Montana is a real western fantasy, it has breath taking scenery, wildlife, privacy and seclusion. You will never see the stars brighter or closer to you as they are under the Montana Big Sky. These are just a few reasons why Montana has such an allure to it and why the Flowing Mountain Ranch offers all these plus many more. We invite you to be part of the west and to share Flowing Mountain Ranch with us this year.

PRICE: \$975,000.



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.

Montana "The Best Last Place."

