

Premier Intermountain Properties Presents

51 RANCH **Townsend, Montana**

Offered By:



**P.O. Box 30755
BILLINGS, MT 59107
OFFICE: (406) 259-2544**

JOHN CELL: (406) 698-4159

**BRYAN CELL: (406) 839-7439 • ROGER CELL: (406) 698-7686
WEBSITE: pipmontana.com • EMAIL: ranches@pipmontana.com**

THE 51 RANCH



LOCATION

The 51 Ranch is located 2 miles north of Townsend, Montana in Broadwater County. Townsend is 32 miles south of Helena, Montana, or 59 miles northwest of Bozeman, Montana.

This property lies a short distance off the shore of Canyon Ferry Lake, one of the most popular recreation areas in Montana. The Lake covers 25 miles and there are 24 Bureau of Reclamation maintained recreation sites lining its shores. Canyon Ferry is an excellent site for boating, year-round fishing for trout and walleye plus camping, hunting and swimming.

ACREAGE

1085.25 Deeded Acres including:

- 751 Acres Improved Pasture
- 320.39 Acres Dryland Pasture
- 13.86 Acres Irrigated

COMMUNITY

Townsend has a population of approximately 2000 people and offers K-12 education. It is a very nice clean town with all the services and amenities that one would need.



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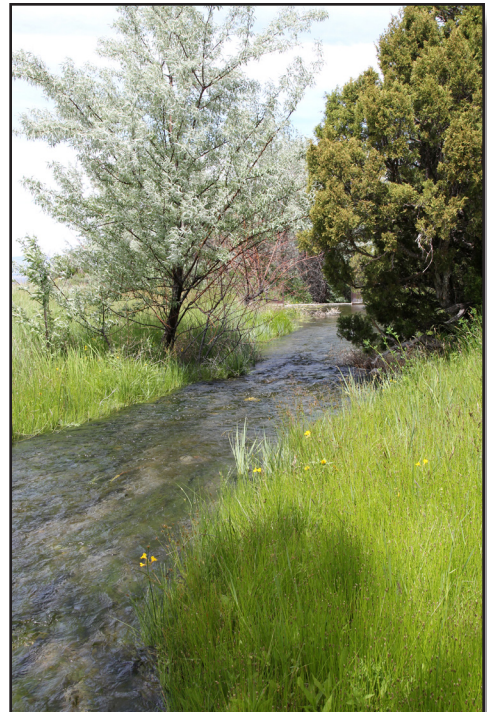
RANCH OPERATION

The 51 Ranch has been utilized in past years for summer haying and winter grazing. The improved pastures mainly consist of Crested Wheat and Russian Wildrye. Present owners have been leasing out the winter grazing to a horse operation. This property has ideal winter grazing opportunities because of the good feed, moderate climate and Warm Spring Creek.



WARM SPRING CREEK

Warm Spring Creek is a year-round creek that originates just off the border of the 51 Ranch and meanders throughout the property. This beautiful warm-water creek comes out of the ground at 74 degrees and stays open all winter. It is the irrigation source for this property and excellent water rights would allow a future buyer to irrigate additional acres. Presently, the 51 Ranch uses a 50 hp electric pump for irrigation purposes.



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IMPROVEMENTS

1872 sq. feet, 3 bedroom, 2 bath home built in 1993 on a well.

40' x 90' shop with concrete floor



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CANYON FERRY LAKE HISTORY

According to townsendmt.com, "Lewis & Clark's passage of the river from the Gates of the Mountains to the three forks takes in the Townsend and Missouri River Valley areas. The upriver passage in the Helena vicinity was maddeningly slow for the Corps of Discovery. On July 22, Sacagawea recognized the white clay banks east of present day Winston, Montana. In her youth, her people visited the banks to gather clay for pigment. Beginning on the south end of Canyon Ferry Reservoir to the Toston Dam, Lewis & Clark set up nine campsites along this short distance in their travels between July 21 and July 25. Those sites were located near present day Canyon Ferry Dam, a site 2 3/4 miles above Beaver Creek, an island below Bedford and a site near Dry Creek south of Townsend. Entries in their journals refer to Onion Island, Crimson Bluffs, York's Island, Fin Bold Springs, and Little Gates of the Mountains. On July 24, Captain Lewis referred to the 'adjacent mountains' - these are the Big Belts to the east and to the west is the Elkhorns - now part of the Helena National Forest."

PRICE

\$2,100,000

TERMS

Cash

MINERAL RIGHTS

Retained



INTERMOUNTAIN PROPERTIES

NOTE: Offering is from sources deemed reliable but is not guaranteed by the agent or owners and is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owners. Prospective buyers are advised to research the facts according to their satisfaction.

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