

The JUDITH RIVER Ranch

5,595 +/- ACRES

FERGUS COUNTY, MONTANA



This scenic ranch is located in the Judith Basin of Central Montana in Fergus County, about 10 miles west of the town of Winifred.

It has been owned and managed by the same family for over 20 years and consists of 3818 deeded acres, with an adjoining 1777 acres of state land and BLM leases, for a total size of approximately 5595 acres.



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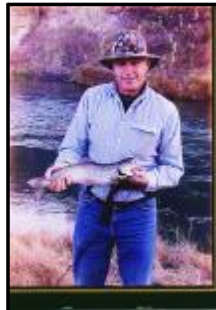
FERGUS COUNTY, MONTANA



WATER:

The ranch boasts over **six miles of frontage** on the **livewater Judith River**, one of the main tributaries to the Missouri River in the state. Judith River provides excellent fishing opportunities, as well as a consistent source of clean water for both wildlife and livestock.

It is home to several species, including **rainbow** and **brown trout**, **sauger**, **walleye**, **channel catfish**, **bass**, and **northern pike**.



The ranch also has **Salt Creek** running across its east side for two miles, and **Bear Springs Creek** in the southwest corner for one mile. There are several other drainages that run water to the Judith River too.

Other surface water is found in the **two 2 acre lakes**, one of which is stocked with rainbow and brown trout, and another half acre pond. The Salt Creek basin could potentially be used to build a 12 acre lake.



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WILDLIFE:

The property is loaded with wildlife, with big game record setters, prairie birds, and all the fishing you can handle!



Monster Rocky Mountain elk have been harvested in the native country, and the ranch has put five trophies in the Pope and Young record books over the last twelve years.

Approximately 1500 acres of the ranch is under an 8' high game fence and holds a private elk herd of about 150 head. These elk act as live decoys to attract and hold wild elk at the ranch.



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Strong numbers of deer will be found here as well, with a mix of roughly 65% mule deer and 35% whitetail.



Pronghorn antelope roam the plains too.



The diverse bird hunting provides additional sport, with turkey, some wild Hungarian partridges, pheasant, and Canadian geese. The ranch's different terrains, such as open grass prairies, brushy bottoms, and wooded pine forests, coupled with the abundant natural water, creates excellent habitats for a variety of species of wildlife.



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IMPROVEMENTS:

On a bluff overlooking the river sits three double-story homes, which work as ranch cabins for yourself and guests.

One of the owners currently lives in one of the houses right now, and they are all well-maintained.

A couple of barns and a garage/shop are located at the headquarters too.



The ranch is full of scenery and elevation change, allowing for multiple sites to build a lodge, if desired.



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TERRAIN/VEGETATION:

The property is very hilly, with flat valleys and some bluffs along the river. Elevation changes vary between 2800' and 3400'.

In the distance, beautiful snowcapped peaks emerge above the horizon from the following ranges: Bear Paw, Judith, Snowy, Little Belt, Highwood, and Moccasin Mountains.

Approximately 25% of the ranch is heavily wooded, with fir and pine. The balance of the ranch has good grasses and scattered brush and trees.

The ranch is rated (with the state and BLM leases) to run approximately 300 cow/calf pairs.



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MINERAL/WATER RIGHTS:

The owner owns both mineral and water rights. There is not any production on the ranch, but some in the nearby vicinity.

All water rights owned will be conveyed at closing; minerals are negotiable with price.

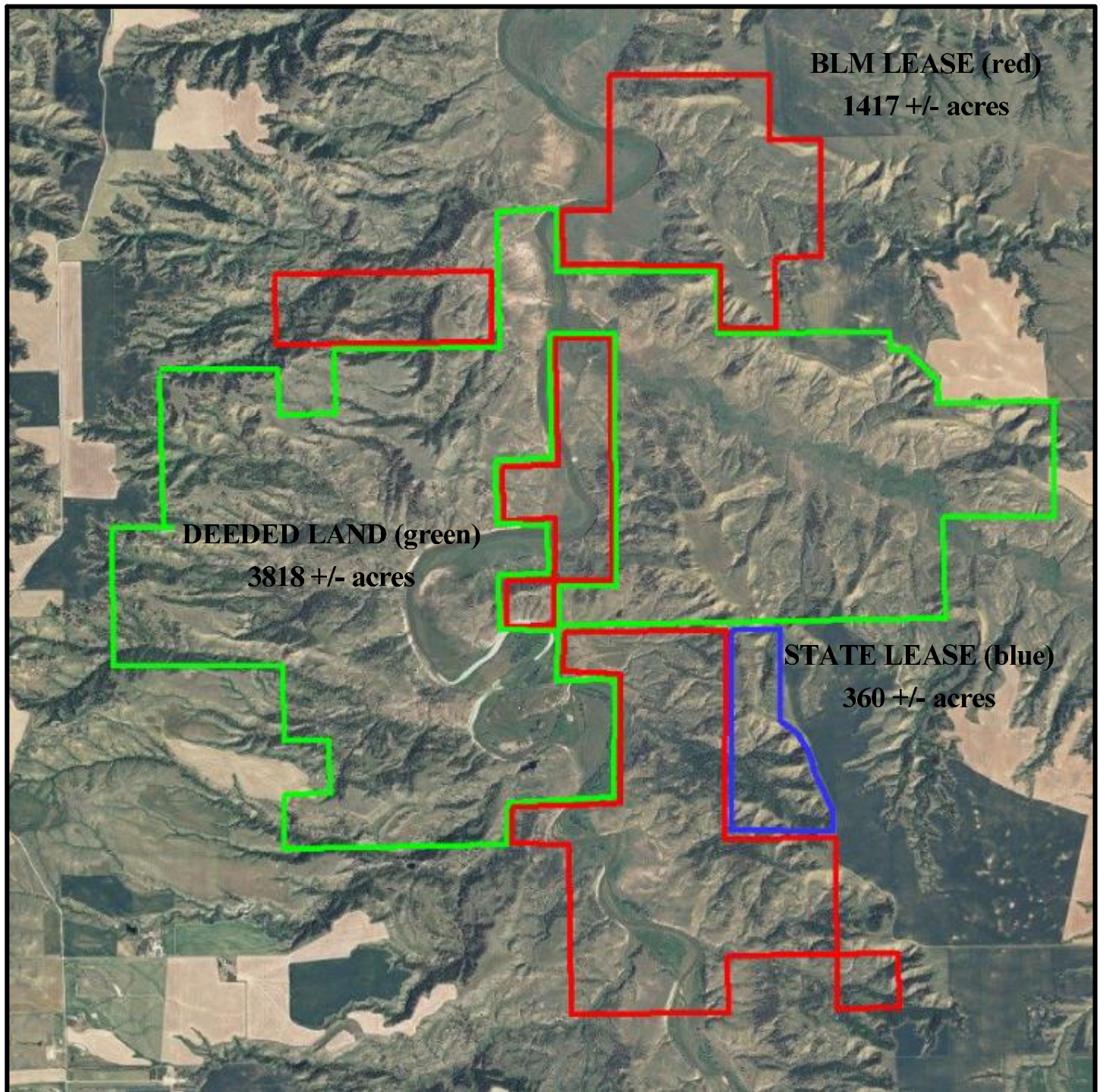


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AERIAL MAP:



* Borders as shown are approximate and must be verified by the buyer and/or appropriate professionals.

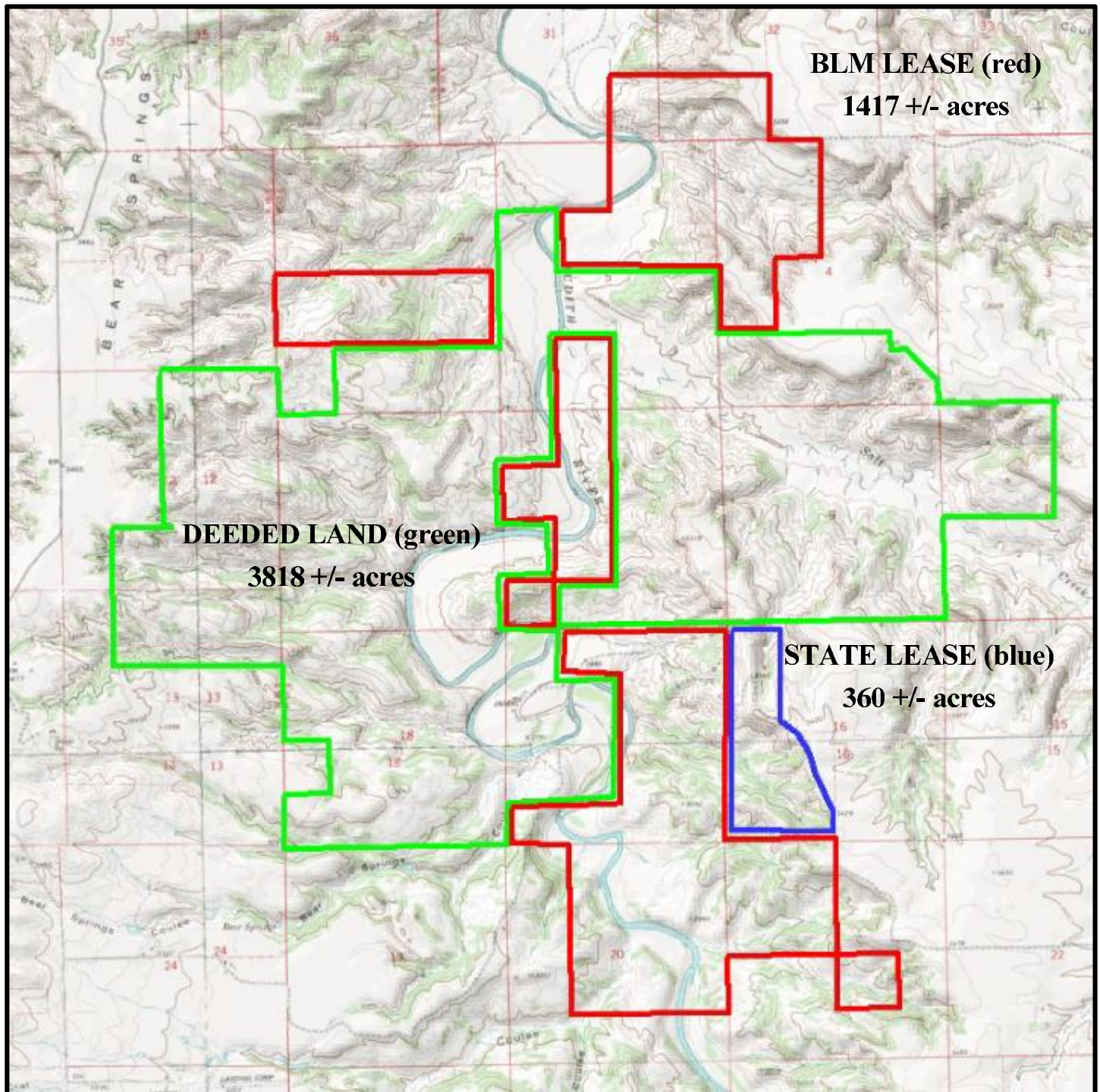


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TOPO MAP:



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ASKING PRICE: \$9,500,000



CONTACT:

Call land agent **Ben Belew** at cell phone (940) 357-9940 or ben@rivercreeklandsales.com for more details about this spectacular Montana ranch.

