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www.EcoRealEstateSource.com

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Clyde Park Horse Ranch



Stunning vistas highlight this productive 77 acre horse ranch just north of Clyde Park, MT. You'll find all the modern comforts in the contemporary 3B/2b home built in 1999. There is a first class horse barn with an office, paddocks and a round corral. The acreage has healthy native grasses, fenced rolling pastures, a warm spring creek and scattered rock formations.



Clyde Park Horse Ranch
Offered at \$1,475,000



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Clyde Park Horse Ranch

This classic piece of Montana is located within commuting distance of Bozeman, yet tucked into the ranching community of Clyde Park and the Shields Valley. This area is steeped in cowboy culture, traditional Montana agriculture, and with gorgeous views of the Crazy Mountains.



The main house was built in 1999, and features a full finished daylight basement. It is 3978 sf with 3 bdrms and 2 baths. The interior is finished with wood floors, vaulted ceilings and lots of natural light. This home has wonderful features through out that fit in perfectly with the western landscape that surrounds it.







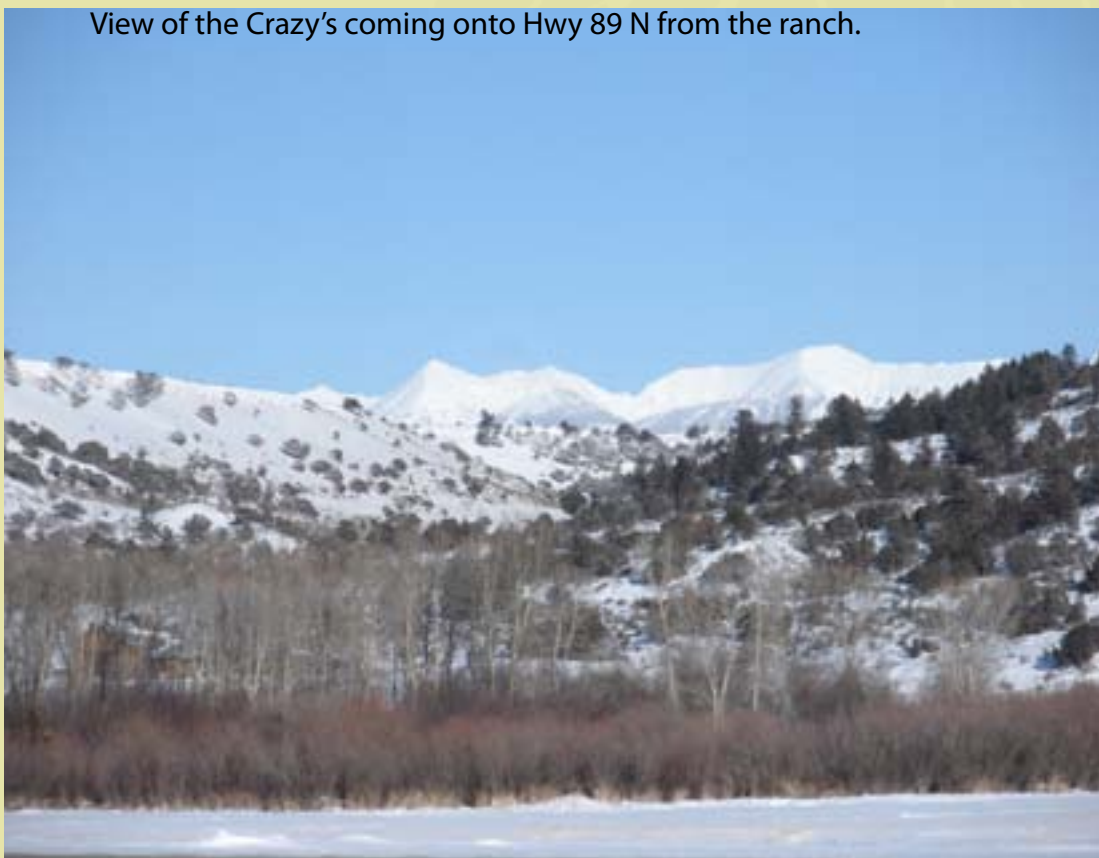
Clyde Park Horse Ranch

The original stone farmhouse still stands and has 3 bdrms, 1 bath. It has recently been updated, and would make a great caretakers house or guesthouse. There are numerous outbuildings including top notch barn, older metal equipment shed, metal shop and wooden grain bin. There is a possibility of additional acreage if the buyer would like to expand. their operation.





View of the Crazy's coming onto Hwy 89 N from the ranch.





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The Yellowstone River is located within 25 miles of this ranch and holds some of the best trout waters in the country. This area is centrally located to some of the best fly fishing waters in the world: the Yellowstone, the Boulder, the Missouri, the Madison, the Smith, the Henry's Fork, and the Firehole all lie within a 2 1/2 hr drive of this ranch. The legendary Big Horn and Big Hole rivers, within a 3 hour drive. The outdoor recreation in this area is world renowned- Yellowstone National Park is an easy and gorgeous 1 1/2 hour drive to the south.

Ranch Location



This ranch is located in one of the best areas in Montana for incredible outdoor opportunities and within commuting distance from either Livingston (25 minute drive) and Bozeman (40 minute drive). It is accessible via Hwy 89 North, which is one of the most scenic Highways in the West. Park County is truly an outdoor recreation paradise with some of the best hunting, fishing and hiking in the country, and is home to Yellowstone National Park, the Absaroka-Beartooth Wilderness, and the Greater Yellowstone Ecosystem. The Crazy Mountains are within 10 miles, and the Little Belt and Big Belt mountains within 40 miles. The hunting opportunities that are within close proximity to the ranch are amazing.

Bridger Bowl ski resort is a short 20 mile drive from this property. Big Sky and some of the best downhill powder skiing in the county is within a 2 hr drive. Public transportation is available from Bozeman to Big Sky throughout the winter. The legendary powder of Grand Targhee and Jackson Hole are a 5 hr drive south.

Bozeman is approx 40 miles south west, and is home to Montana State University and has great shopping, museums, galleries and restaurants. One of Montana's largest airports- Gallatin Field is within 50 miles of the ranch.

This ranch not only offers a great opportunity for rural ranch living, some of the most incredible outdoor recreation in the country, yet still within a 40 minute drive city shopping, dining and urban culture. Offered at: \$1,475,000.00

CREATING 9 RESIDENTIAL LOTS TO BE KNOWN AS LOOKING GLASS PONDS, FOR LESLIE L. BARNES TRUST



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