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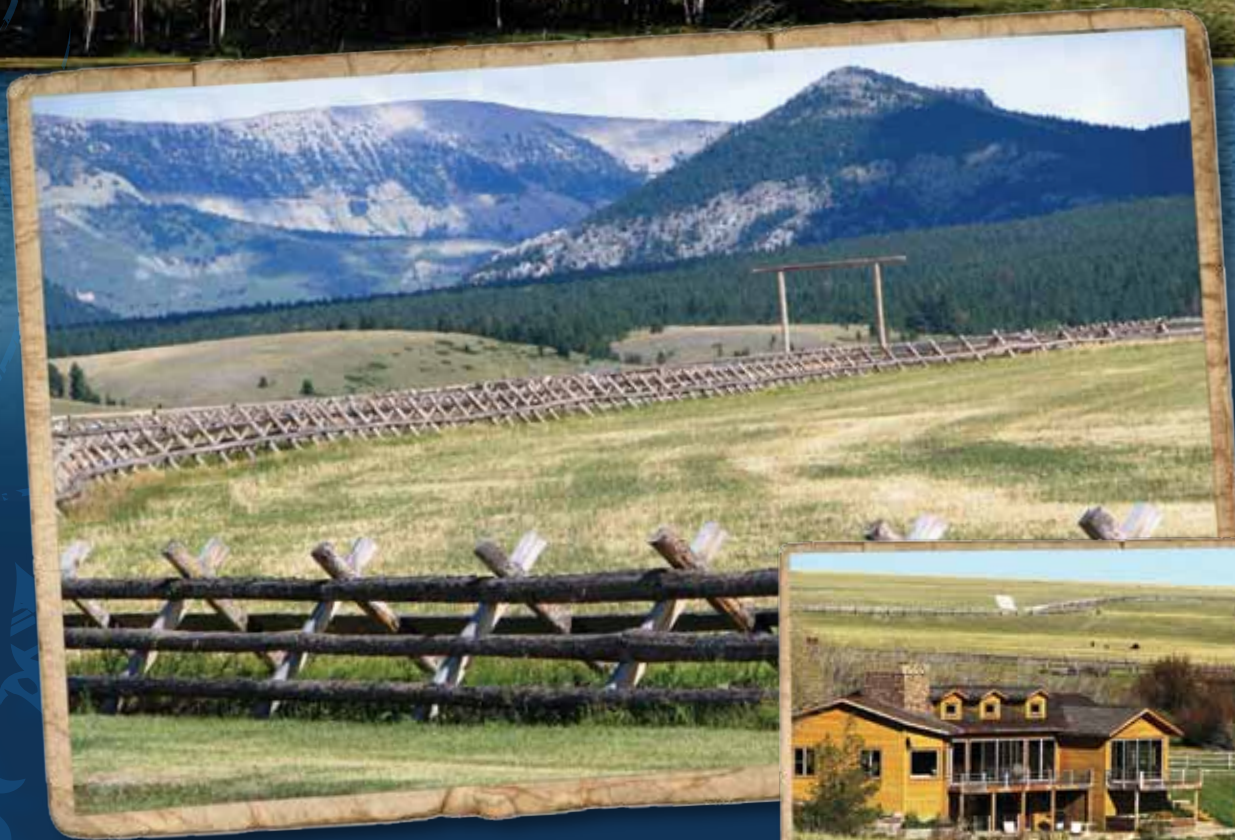


Amazing Irene Snowy Mountain Ranch

The ranch is located 50 miles south of Lewistown and
90 miles northwest of Billings International Airport.
Experience the cowboy lifestyle in an area full of huge
working ranches that have been handed down for generations.
This entire ranch is offered at \$5.3 million.

www.SnowyMountainRanch.com

Amazing Irene Snowy Mountain Ranch



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Irene Snowy Mountain Ranch is tucked away in the foothills of Montana's Big Snowy Mountains. The property is composed of 7,871+/- deeded acres and 640 acres under state lease with a forest service grazing permit for 41 head of cattle in the Swimming Woman Canyon of the Big Snowy Mountains.

www.SnowyMountainRanch.com

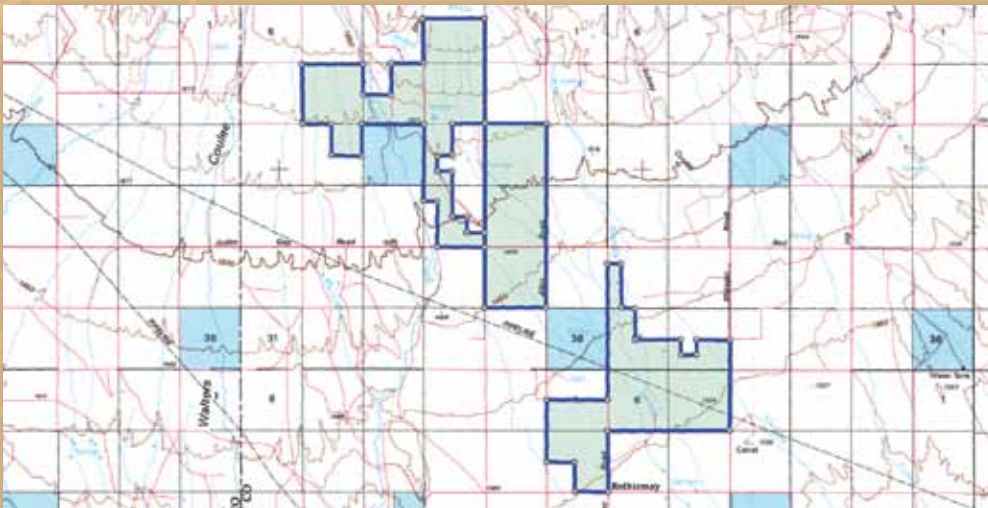
Amazing Irene Snow



Tucked away in the southern foothills of the Big Snowy Mountains, you will find this amazing working ranch with lush meadows, hay bottoms and rolling hills. It is comprised of roughly 7,871 deeded acres, 640 acre in state lease and a 41-head cow/calf forest-service grazing permit in nearby Swimming Woman Canyon. About 40 miles of new fencing has been recently installed, providing 14 medium-to-large pastures allowing good rotation and grazing for cattle. Water is abundant with year-round springs, reservoirs, ponds, wells, windmills and the presence of Swimming Woman and Currant creeks. There are excellent irrigation rights for approximately 100 acres of improved pasture/hay land.

Elk, bear, mountain lion, whitetail deer, mule deer, antelope and upland game birds are plentiful on this land. It is said the largest trophy elk in Montana exist in the Snowy Mountains. Swimming Woman Creek also offers excellent fishing, as do three of the ranch's six ponds.

The main house is a 3-year-old, cedar-sided home with a cedar shake roof, approximately 3,000 square feet, open living room, three fireplaces, dining room, kitchen, large master suite, two full baths, a powder room, office, family room, large mudroom, laundry area, sewing room, wraparound decks and a stone patio overlooking Swimming Woman Creek.



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Snowy Mountain Ranch

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A new horse barn has a tack room, wash stall, feed room and stalls. It is cedar-sided with cedar shake roof to complement the main house. A set of working corrals with new Powder River handling equipment is located on the upper ranch, adjacent to a road allowing convenient shipping and receiving of cattle.

The old homesteader town of Irene, now restored, resides along a creek adjacent to ranch headquarters. From 1892 to 1910, Irene had a post office, store, blacksmith shop and several cabins. The town was part of both the Nez Pierce Trail and the Carroll Trail, thus many Native Americans traveled through the ranch. One can still find teepee rings and other Indian artifacts on the parcel. The lower ranch contains the old homestead town of Rothiemay with a single-room schoolhouse and the Rothiemay Dance Hall, which is well-known locally.

This incredible opportunity lies in an area of large working ranches owned by third- and fourth-generation ranchers. The Lewis & Clark National Forest rests within walking distance of the property's northern border. It is located just 25 miles north of Ryegate, 25 miles east of Judith Gap, 50 miles south of Lewistown and 90 miles northwest of Billings International Airport.



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