

Rimrock Ranch

Billings, Montana

\$2,000,000

\$1,750,000.

Offered Exclusively By:

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Rimrock Ranch



AGENTS NOTE:

Rimrock Ranch is a fantastic property on the outskirts of the Billings Heights. It is comprised of 325 +/- Deeded acres and 360+/- of State Lease. It has excellent access off of the Alkali creek road and is only minutes from the Logan International airport. The wildlife on the property include Pheasant, Turkey, Antelope, and both Mule and Whitetail deer. The terrain is varied with rolling hills and cedar, pine and cotton wood trees. Historically the owners have leased the ranch to a local rancher that graze about 30 pairs through the summer on the ranch. The improvements on the ranch include a modest 1,742 sq. ft. ranch home and four ranch buildings around the corrals. A must see to really appreciate.



Logan 7odd (406) 930-3673

DESCRIPTION:

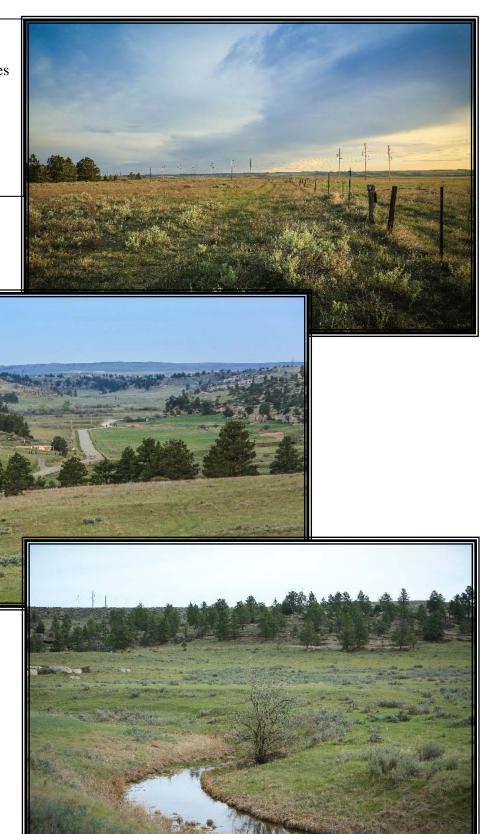
Acreage:

325 +/- Total Deeded Acres 360 +/- State Lease acres

Elevation:

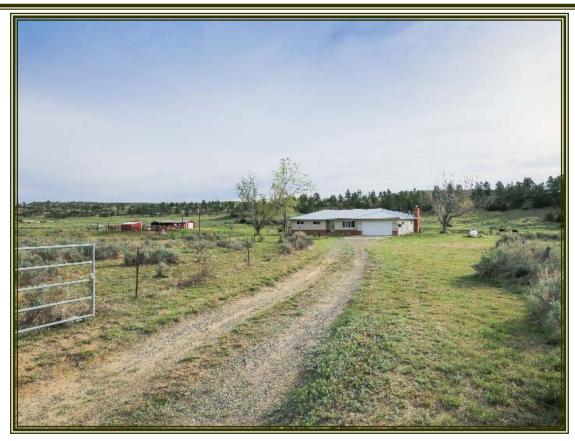
3,200' - 3,500'

Taxes: \$1,188



Water & Mineral Rights:

Owners will convey all owned mineral rights and all water rights appurtenant to Rimrock Ranch. Water Rights shall transfer subject to all decisions of the Montana Water Court Adjudication proceedings.



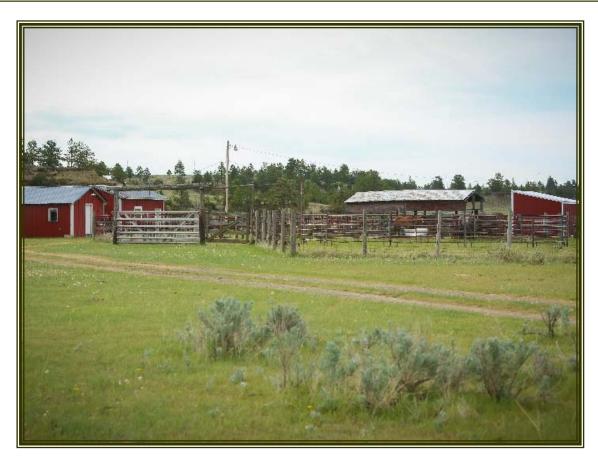
LOCATION:

RIMROCK RANCH: Located just 4.2 miles east of Laurel and approximately 13 miles west of Billings, Montana in Yellowstone County.

LAUREL: Laurel is in a period of unprecedented building and development, which is bringing the quality of life to new heights. There are specialty shops, fine dining, and top rated accommodations. City parks offer camping, fishing, tennis courts, basketball courts, skateboarding, playground equipment, swimming, and more. Laurel is located on the banks of the majestic Yellowstone River in the center of a wide range of places to visit, sites to see, and activities to partake in. There is blue-ribbon trout fishing, the Beartooth Wilderness, hiking, biking, sight-seeing, and skiing. We are located just 15 miles from the largest municipality in the region and 114 miles from Yellowstone National Park. The City of Laurel is a great place to live.

BILLINGS: Located 13 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.

BOZEMAN: Located 134 miles west via I~90, Bozeman is the home to Montana State University. Bozeman is known as a year round recreation center. Fishing is a short distance away on the Gallatin, Madison and Jefferson Rivers. Bozeman's winter time sports feature skiing Bridger Bowl's legendary "Cold Smoke Powder" or a 45 mile drive to Big Sky, Montana's largest ski area and summer resort. For cross country skiing enthusiasts, this area of Montana features miles of groomed and unpacked cross country trails.



Montana

Sonny Todd Team Editorial

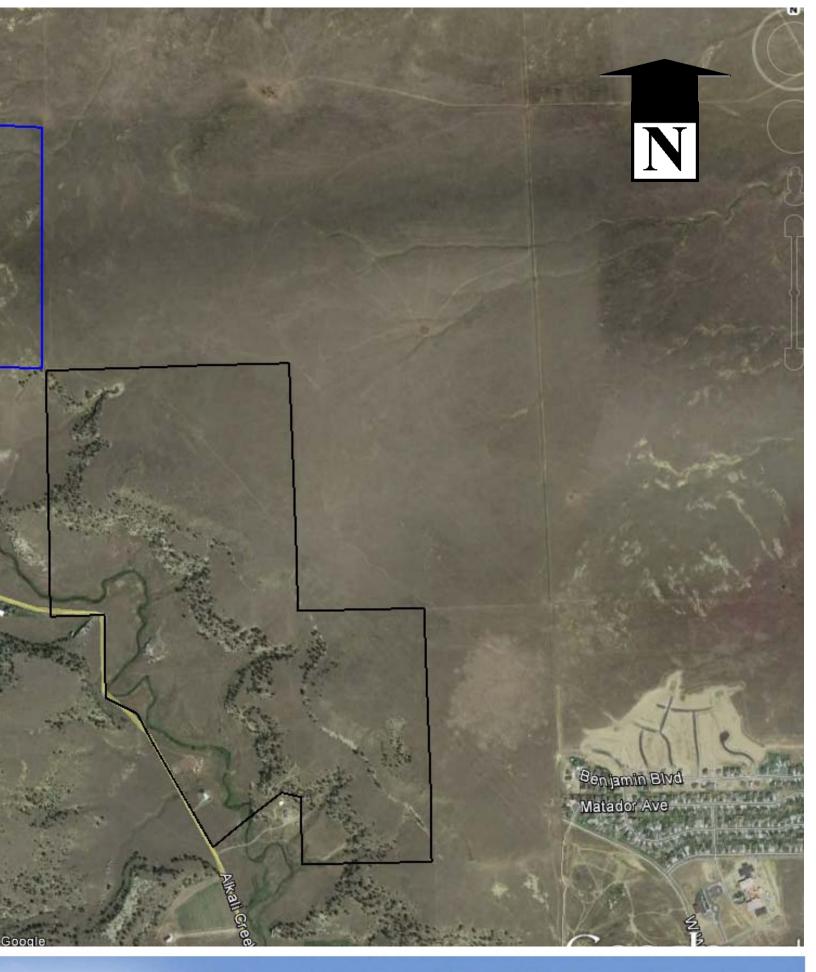
We believe Montana is the "Best Last Place". Montana plays in our minds that mythological West that all Americans love. It is the home of real legends, with real places and real people. It was a horn of plenty for the Native Americans, with prairies full of fat buffalo and clear mountain streams overflowing 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.'





Sonny Todd Real E



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Montana "The Best Last Place."

