



Sawtooth Ranch

Augusta, Montana

\$9,900,000

Offered Exclusively By:

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Sawtooth Ranch



AGENTS NOTE:

The 5,530 +/- deeded acre, Sawtooth Ranch, is located just outside the quaint town of Augusta on the edge of the Rocky Mountain Front. Willow Creek and the north fork of Willow Creek flow through the southern portion of the ranch. The confluence of the creeks is right out the back door of the main home which is only a few hundred feet above the Willow Creek Reservoir. The ranch is comprised of 750 +/- irrigatable acres of which 350 +/- acres are under three pivots and the remaining acres are flood irrigatable. The balance of 4,777 +/- acres is made up of rolling native grass land. The improvements on the ranch are functional and modern, nestled in the cottonwoods on the banks of Willow Creek. The property is surrounded by ranches to the north and south. The property borders the Sun River Game range to the west and State and BLM to the east, which makes up the Willow Creek Reservoir Recreation Area. Currently the owners produce 2,200 – 2,300 tons of hay and summer 200 cow calf pairs, while leaving plenty of forage for coming years and wildlife. Currently the ranch remains unencumbered, but with the treasured landscape and location its potential for a conservation easement runs high.



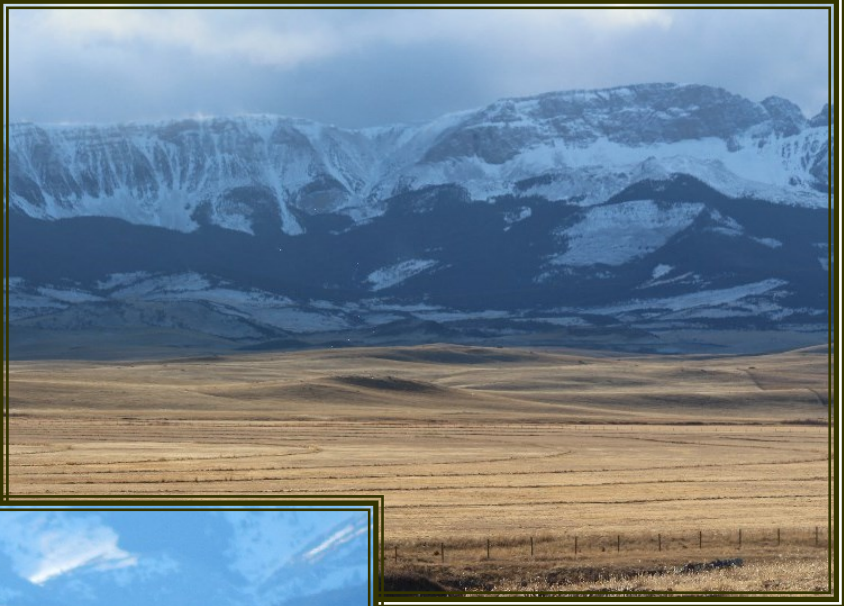
Logan Todd
(406) 930-3673

DESCRIPTION:**Acreage Breakdown:**

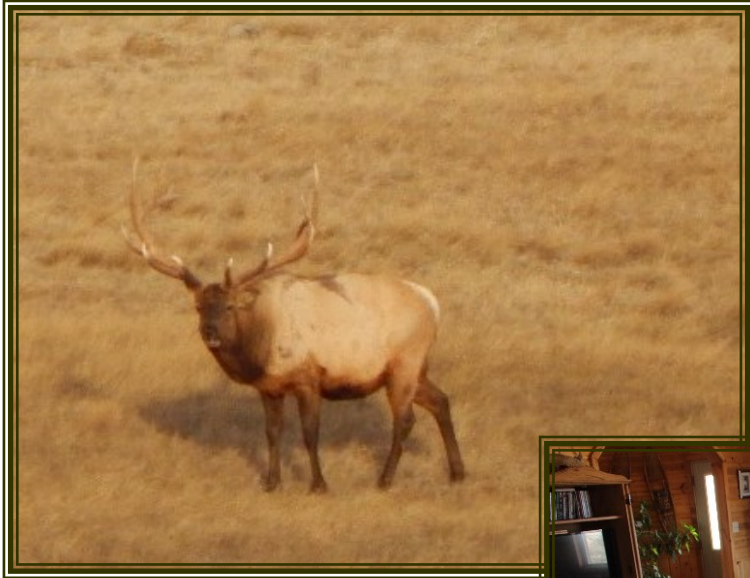
4,777+/- Grazing

752+/- Irrigated**5,529+/- Total Deeded Acres****Elevation:**

4,000-4,600 ft

Taxes: \$10,627/yr.

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



Bands of bull elk ranging from five to twenty-five enjoy the ranch year after year.



Hungarian Partridge and Sharptailed grouse are making a reemergence to the area. While touring the ranch it is not uncommon to view a covey of each.





The main residence is a 4 bed, 2 bath stick built home with log siding. It's main heat source is wood and has an attached two car garage.



There are three older buildings that are dated.

To the North of the main home lies the 2 bed 1 bath bunk house.



Although currently unused
the ranch has cattle handling
facilities in place.



The main shop is 60' long and
40' wide with a 20' overhang.
The heat source for the shop
is wood but has the plumbing
in the concrete for radiate
floor heat.



Above is the view looking east over the improvements toward the Willow Creek Reservoir.





SUMMARY & CONCLUSION:

The Sawtooth Ranch is unique in many ways with a great balance of wildlife and agriculture. First is the wildlife, bands of mature bull elk frequent the ranch several months of the year. Many groups of antelope can be found on the ranch at any give time and both whitetail and mule deer can be found in the willow bottoms along the creek. Reemerging to the area is a healthy population of Hungarian partridge and Sharp-tailed grouse. This wildlife aspect combined with the abutment to the Sun River Game Range, which after several miles turns into the Bob Marshall Wilderness, allows for many recreational opportunities. Locals say the Bob Marshall Wilderness Complex is one of the most completely preserved mountain ecosystems in the world.

Second is the production. Good soil, paired with adequate water rights and irrigation improvements allow for Montana hay production at its finest. The rolling native range ground complements the irrigation and allows for well rounded agricultural capabilities. The combination of these amenities make the Sawtooth Ranch an ideal place to enjoy the best last place, Montana. Welcome to the land of the “Big Sky”.

PRICE: \$9,900,000

TERMS: Cash

Notice: The data contained herein was obtained from the owner and other sources deemed reliable, but is not guaranteed by agents. Prospective purchasers may be asked to provide a financial reference prior to a showing and are advised to examine the facts to their own satisfaction. This offering is subject to change of price and terms, lease, prior sale or withdrawal from the market, without notice.



Willow Creek Reservoir

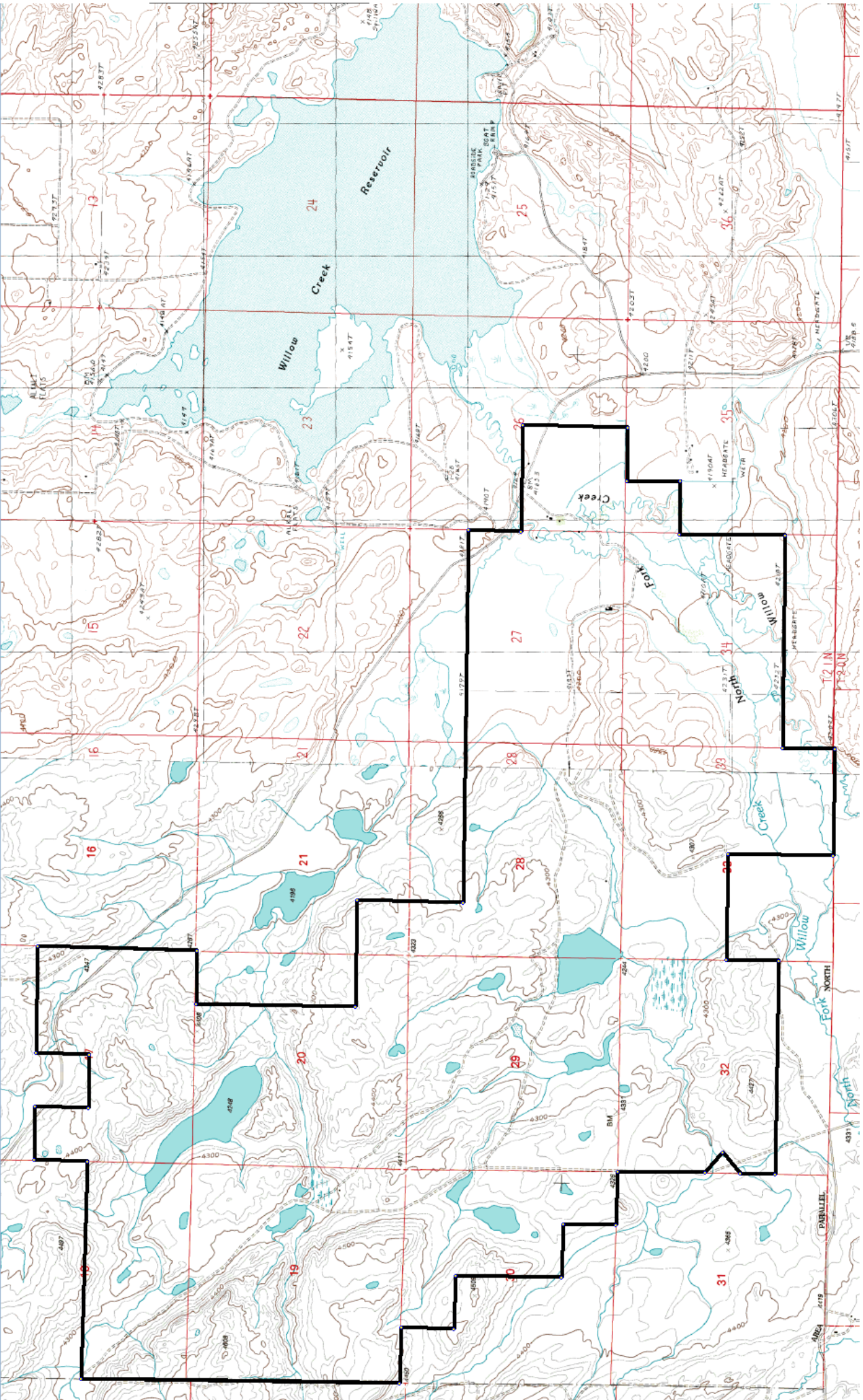
6 Miles to Augusta

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Montana "The Best Last Place."

