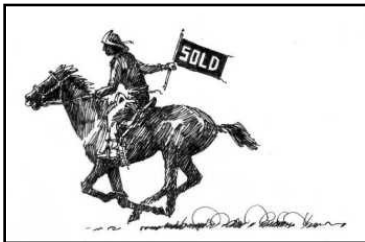

877 Pryor Creek Road

Huntley, Montana 59044



For additional details, contact:

STACIE WELLS

Broker / Owner

**Member—Landmark of Billings, Inc.
1925 Grand Avenue, Ste. 144,
Billings, MT 59102**

Office: (406) 248-3101

Cell: (406) 671-5937

Fax: (406) 248-1633

E-mail:

Stacie@MontanaRanches.com

www.MontanaRanches.com



877 Pryor Creek Road

LOCATION & ACCESS: Creekside Ranch is located off I-94, 3 miles south at Huntley exit or off I-90, 3+ miles north at Pryor Creek Road exit.

AREA FEATURES: The ranch is only minutes east of Billings, Montana, Montana's major city with superior air service, restaurants, shopping, and medical.

Huntley is a sought after community for the schools, water, and recreation with one of only two 36 hole golf courses in the state with the Pryor Golf Course just a few miles from the ranch.

ELEVATION: 3,098 feet.

CLIMATE: Huntley has a thirty year average rainfall of 14.18 inches annually.

WATER:

- House & outbuildings—domestic well.
- Pryor Creek Water Rights—DNRC# 43E-17173, 32 Acres, Pump.
- Approximately 3/4 mile of Pryor Creek meanders through the property, Partitioning the east and west sides.



IMPROVEMENTS:

Main Ranch House:

- ♦ Approximately 3,200 sq. ft.
- ♦ 3 Bedroom plus sleeping loft (1 bedroom does not have a closet)
- ♦ 2.5 baths (mechanical room is plumbed for additional bath)
- ♦ 30 gpm well—services home, barn, and paddocks
- ♦ Whole House Reverse Osmosis system with 750 gallon storage and 4,400 gallon cistern for drinking water storage.
- ♦ Ground Source Heat Pump
- ♦ Two fireplaces (1 gas, 1 wood)
- ♦ Guest Quarters
- ♦ Attached 2-car, heated garage
- ♦ Enclosed Patio Room for indoor/outdoor use
- ♦ Upper-end Appliances in Kitchen including Induction Range

Barns:

- ♦ Stall Barn—(10) 12x12 stalls, (2) 12x14 stalls, heated wash rack, office and storage
- ♦ Arena Barn—120 x 200 including lean-to's (north lean-to is enclosed, south lean-to is open)
- ♦ Indoor Riding Arena—80 x 160 with 20 x 60 bump-out
- ♦ 7 Cross-tie stalls
- ♦ 2 tack rooms
- ♦ Shop Room
- ♦ Offices
- ♦ Crows Nest
- ♦ Propane Radiant Tube Heat
- ♦ Viewing Area
- ♦ Hay Barn—16x128

Other Improvements:

- ♦ West of the creek consists of paddocks with horse shelters, corrals, home and barns.
- ♦ East of the creek consists of dryland hills, creek bottom and hay meadow.
- ♦ Fruit Trees
- ♦ Garden Area
- ♦ Road Safe Bridge—Put in by Mackin Construction.
- ♦ Man Bridge

Main Ranch House:



Main Ranch House:



Other Improvements:



ACREAGE: Total Deeded Acres—132.58

- ♦ 32 Acres irrigated
- ♦ Multiple paddocks with horse shelters
- ♦ 35 +/- Acres dryland hay meadows

Mixture of the following:

- ♦ Grass, hay meadows, creek bottom, cottonwoods, hills.

WILDLIFE: Pheasant, turkey, ducks, geese, white tail deer, mule deer, sand cranes, blue herons, bald eagles, coyotes, muskrat, mink, catfish, tiny rainbow trout, porcupine, antelope.



TAXES: \$5,413.67

PRICE: \$1,600,000

TERMS: Cash to seller.

BROKER COMMENTS: Nestled in the Pryor Creek Valley less than 20 minutes from Billings, Montana, and just minutes from I-90 and I-94, Creekside Ranch is a diversified small ranch operation with excellent access. The potential opportunities for this property are endless: recreation, equestrian, cattle, commercial. Ride, ranch, hunt, and fish all on the same property!



NOTICE: The information contained herein has been supplied by the owner to LANDMARK REALTORS and/or compiled by LANDMARK REALTORS from other sources believed to be reliable. All information contained herein is not guaranteed to be accurate, and the reader of this brochure should independently verify all such information, particularly the number of acres involved, the classifications of those acres, carrying capacity, estimates of production or yields, water rights, etc.