

Cold Creek Ranch



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Cold Creek Ranch

Winston

15 miles south and east of Helena, MT on Highway 12 with an entrance onto the highway is the "Cold Creek Ranch". 90 acres of the most beautiful land you could ever imagine. The ranch has sub-irrigated hay fields, three creeks, two very modern and comfortable homes hidden in the trees, grassy meadows with elk, deer, moose, upland birds and a variety of water fowl with an occasional bear. With unbelievable views of the Elkhorn Mountains, this ranch has it all and only minutes from town and on a paved road.

The ranch will run 25 pairs of cattle and your horses year-round, supplying the grazing in the lush meadows and putting around 200 round bales of grass hay year in and year out. The main creek is Staubach Creek, with water rights dating back to May 1, 1869, and a couple of un-named tributaries flowing through the ranch. Staubach Creek flows just a little way from the houses and forms a couple of large ponds on the ranch. You will not lack for water. There are lots of Quaken Aspen trees, Cottonwood trees along with Willows, Chokecherry and all kinds of underbrush. This all hides the houses, barn, arena and other out buildings from the highway also cutting down on the noise. With all the flowers and other plants, it is extremely peaceful. Just looking at the video and still pictures, you can imagine yourself and family enjoying the ranch. Wildlife is another plus, elk and deer are almost always on the property and you might see an occasional moose. The homes are the "**coup de grâce**" of the ranch.

Outbuildings include 40x30 ft. metal shop/garage/hay shed. Livestock shelters and a large outdoor arena with roping chutes are among the amenities of the ranch. Ranch perimeter has newer fencing and is cross-fenced into four pastures.

The main ranch house is a one level, master suite with bath and walk-in closet, two guest bedrooms, guest bathroom, open concept home with an attached two car garage. Sit out on the porch under the covered deck or host a BBQ on the back deck. This home was built in 2013 and has stainless steel appliances, large windows to enjoy the views.

The guest house is a two story, master suite with bath upstairs, open concept main level, kitchen dining living room combination and a guest bath. Extra wide stairs afford easy access. Covered front porch looks out at the manicured circle driveway, main residence and arena. Back patio provides another private space to listen to the creek or gaze at the Elkhorns.

Cold Creek Ranch is situated within five minutes of Canyon Ferry Lake for water recreational sports along with Hauser Lake and Holter Lake a short drive away. Additional recreational features are near by with the U.S. Forest Service, BLM and State Lands for hunting, hiking, biking, horseback riding and camping. If you enjoy winter sports, take a short drive to ski resorts like Great Divide, Big Sky and Bridger Bowl. For the golfer, there are four courses within 25 miles.

If you are looking for beauty, seclusion, water, pasture and just a quiet place to relax, with ease of access, well you just found it.

Very reasonably priced at \$1,350,000.

Contact Bill, 406-594-7844, Cody 406-461-2824, or Kathy 406-459-8018 for your private showing.





Main Ranch Residence





Guest Home















