

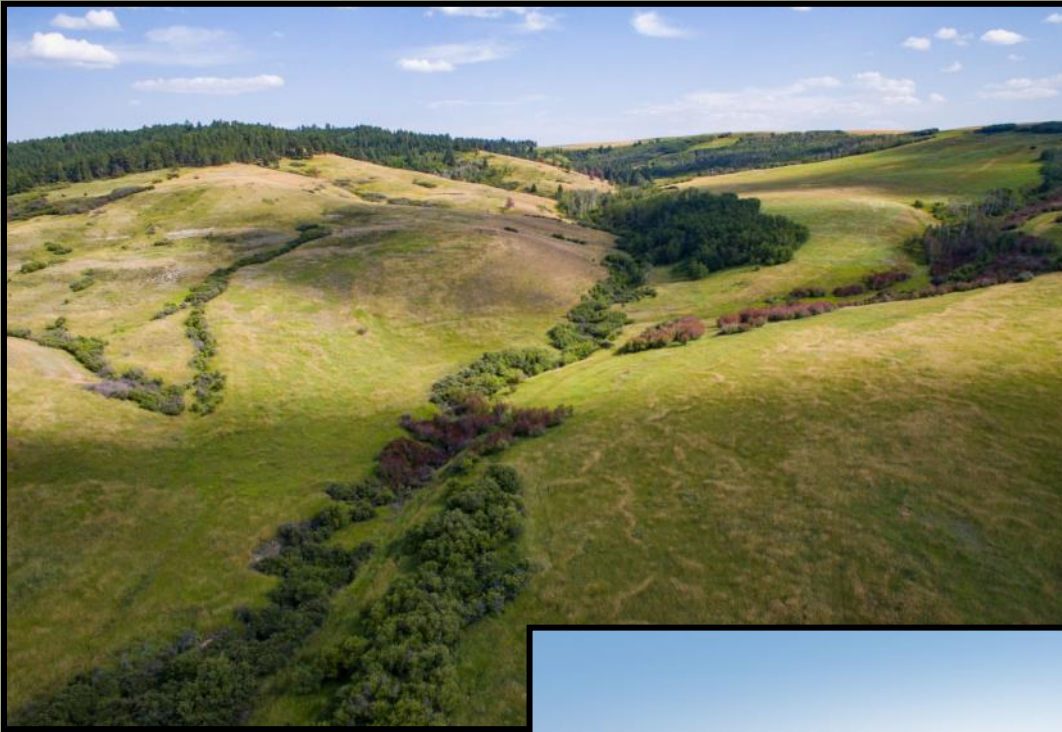


NEW OFFERING! CASTLE CREEK RANCH **LEWISTOWN, MONTANA**

The Castle Creek Ranch is located 8 miles south of Lewistown, Montana. Truly, this is one of Central Montana's finest properties. There are 679 deeded acres of exceptional hay bottoms split by a mile of Castle Creek ascending to rolling pastures and a heavily timbered ridge. This ranch is the Classic Mountain setting with essential improvements centrally located that include a 400 sq ft garage and 2,880 sq ft calving barn. Thick old growth Ponderosa Pine along with a campus of Aspens are a perfect shelter wildlife including Elk, Deer, Bear, Turkey, and all other inhabitation of the mountain foothill ecosystem. Agriculturally the ranch contains 80 acres of high production alfalfa resting on along Castle Creek. Water for livestock is sourced from Castle Creek, water tanks from developed springs and two wells. The ranch is cross fenced into four pastures for good grass management. This property is a perfect 10 located minutes away from one of the finest communities in Montana.

\$2,250,000

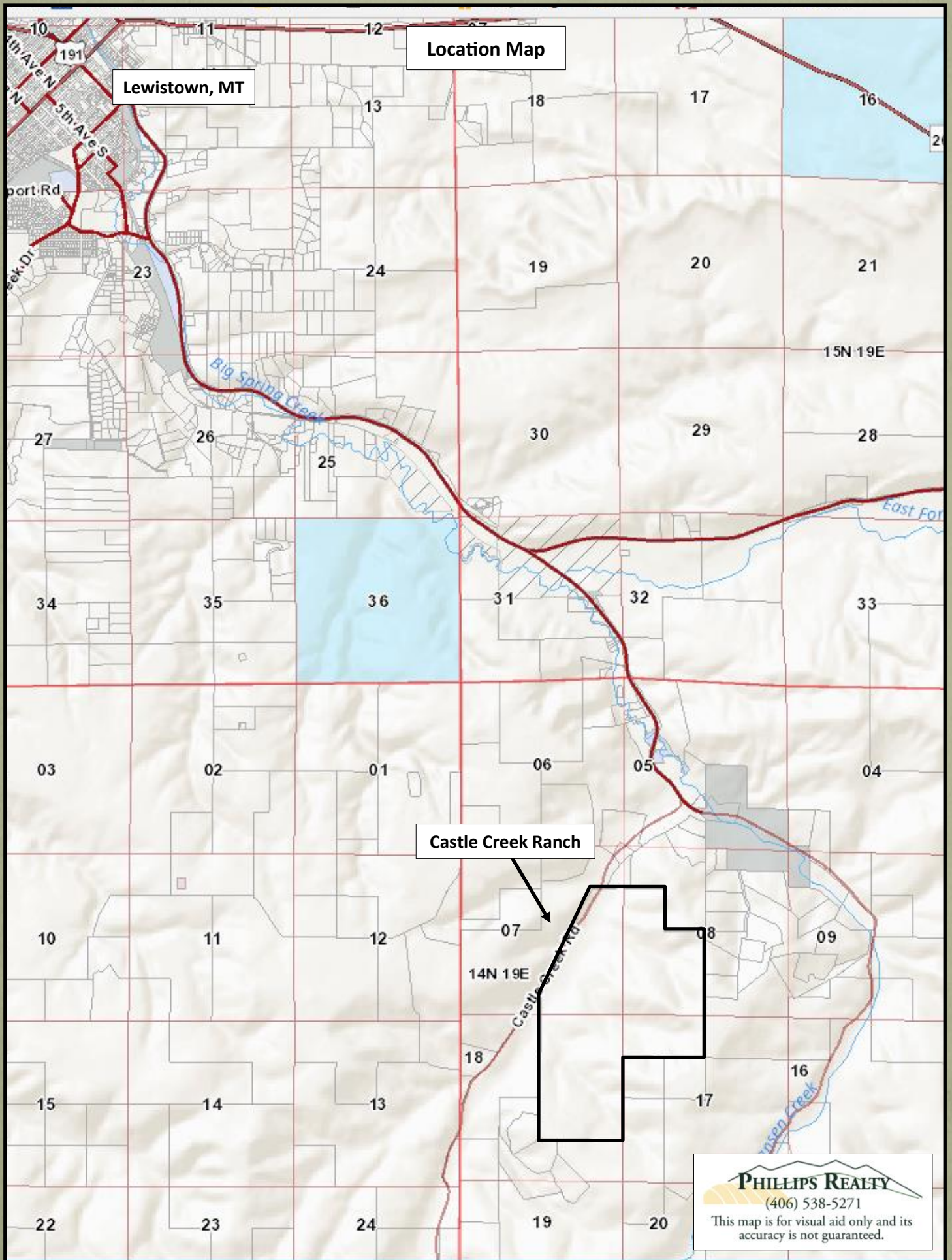
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CASTLE CREEK RANCH SUMMARY

- 679 Deeded Acres
- 8 miles to Lewistown
- Privacy, Scenery, Water, and Wildlife
- Timber, Aspens, and One Mile Creek
- 80 Acres of Alfalfa Hay
- One Mile to Big Springs Trout Hatchery





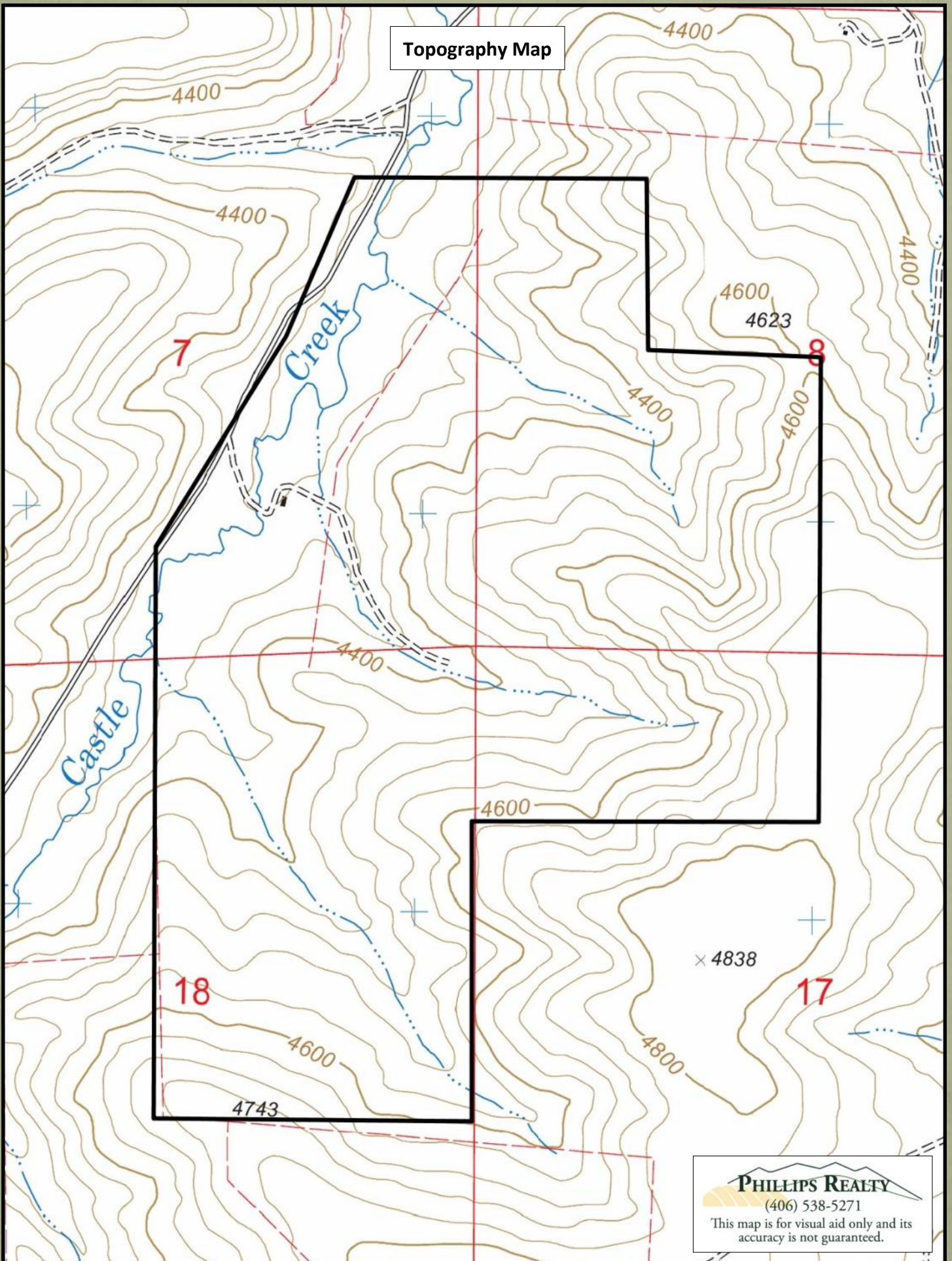
Location Map

Lewistown, MT

Castle Creek Ranch


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(406) 538-5271
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Topography Map



Aerial Map

Google Earth

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OUR STORY:

Phillips Realty has been an influential part of Farm and Ranch real estate in Central Montana since 1982. Owner and broker, Todd Phillips has the home town knowledge of properties that has led to the success of Phillips Realty. Growing up in Lewistown, on third generation land, helps him realize the responsibility and work that makes a healthy operation. Phillips Realty has actively been involved in the sale of high end properties and working with 1031 exchanges for ranches around the Lewistown and Central Montana area. Our emphasis has been on agricultural and recreational properties including High Mountain Properties, Dry land Farms, Large Cattle Ranches, and Riverfront Recreational Properties.

If you are thinking of selling or exchanging your Montana Property for other farm and ranch properties please contact Phillips Realty.

CONTACT INFORMATION:

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Please note: Offering is subject to errors, omissions, prior sale, price change or withdrawal from market without notice, and full approval of any sale by the owners. Information is from sources deemed reliable but is not guaranteed by the owner or the agent. Purchasers and / or their agents are advised to research the facts according to their own satisfaction.