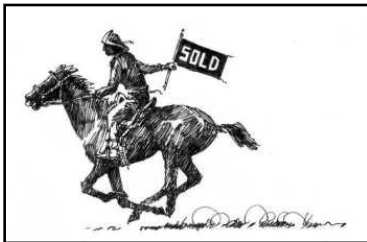


---

# ***PRONGHORN RANCH***

***Bridger, Montana 59014***

---



**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](mailto:Stacie@MontanaRanches.com)**

**[www.MontanaRanches.com](http://www.MontanaRanches.com)**



## Pronghorn Ranch

**LOCATION & ACCESS:** Pronghorn Ranch is located 1.9 miles northwest of Bridger, Montana, off of U.S. Highway 310.

**AREA FEATURES:** The ranch is 50 minutes southwest of Billings, Montana, Montana's major city with superior air service, restaurants, shopping, and medical.

Bridger is a sought after community for schools, recreation and a small town way-of-life. Bridger and the ranch are less than a half hour from the Pryor Mountains where recreational possibilities abound. The Clarks Fork of the Yellowstone River flanks the eastern edge of the town, where fishing offers large trout, beautiful floating opportunities and easy access to the river.

**ELEVATION:** 3,665 feet.

**CLIMATE:** Bridger has a thirty-year average rainfall of 12.26 inches annually.

**WATER:** - House & outbuildings—domestic well, cistern.





## **IMPROVEMENTS:**

### **Main Ranch House:**

- ◆ 4,738 sq. ft., custom log home
- ◆ 3 Bedrooms
- ◆ 3 Baths
- ◆ Domestic well for cistern storage
- ◆ Radiant In-Floor Heat, Propane
- ◆ Hickory Kitchen
- ◆ Rustic Hardwood Floors
- ◆ Office

### **Barns:**

- ◆ 60x80 Indoor Riding Arena
- ◆ 36x40 Stall Barn (Heated with 4 Stalls)
- ◆ 12x48 lean-to with four runs

### **Other Improvements:**

- ◆ Cabin—864 sq. ft., 2 bedrooms, 1 bath, full kitchen
- ◆ 36x78 Shop
- ◆ Fenced
- ◆ Turn-out pens with automatic waterers and shelters
- ◆ Riding trails

### **ACREAGE:** Total Deeded Acres—44.94

Mixture of the following: Native grass pastures, rock outcroppings, pine hills, gullies and coulees.



Main Ranch House:





Main Ranch House:



**WILDLIFE:** Elk (including bulls from the Cherry Springs herd), mule deer, wild turkey, & bald eagles.

**TAXES:** \$3,468 for 2017.

**PRICE:** \$799,000

**TERMS:** Cash to seller.

**BROKER COMMENTS:** On a hill high above the Clarks Fork Valley, Pronghorn Ranch encompasses the best of rural Montana living; views, wildlife, freedom. This well equipped horse property has all of the amenities horsemen and women require: 60x80 indoor arena, 36x40 stall barn, 12x48 lean-to with runs, 36x78 shop, gorgeous log ranch-style home, guest cabin, and 132 acres of varying topography. An occasional home to the Cherry Springs Elk Herd, nearby recreational opportunities also include fishing, hiking, and hunting.

Other purchase options available: Purchase Lots 1, 2, & 3 (132 acres total) for \$949,000 or add Lot 1 (42.4 acres) for \$80,000 or Lot 3 (44.9 ac) for \$80,000 more! Buyer will have first right of refusal on Lots 1 and 3.

Guest Cabin



**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.