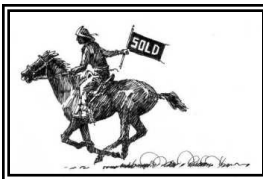

RED LODGE CREEK SHANE RIDGE RANCH

Roberts, Montana 59070



For additional details, contact:

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Red Lodge Creek—Shane Ridge Ranch

LOCATION: The Red Lodge Creek Shane Ridge Ranch is located between Billings and Red Lodge, Montana, in the small community of Roberts, Montana.

ACCESS: The property can be accessed from either Shane Ridge Road, a well maintained county road or from Cooney Dam Road, a paved road.

AREA FEATURES: The ranch is only 40 miles southwest of Billings, Montana, Montana's major city with superior air service, restaurants, shopping, and medical.

Red Lodge, Montana, is a few minutes to the southwest of the ranch. Red Lodge is nestled under the Beartooth Mountain Range and is the home of the Red Lodge Mountain Ski Resort. Providing year round recreational opportunities. Continuing on past Red Lodge is the scenic Beartooth Highway and the northeast gateway to Yellowstone National Park.

Just up Red Lodge Creek, which runs through the ranch, is Cooney Reservoir with fantastic water recreation and it provides insurance of irrigation water.

Mountain ranges seen from the property include the Beartooths, Pryor, and Crazy Mountains.

ELEVATION: Ranges from 4,000—4,400 feet.

CLIMATE: The Red Lodge Creek Shane Ridge Ranch is in the temperate climate for Montana. Minimal snowfall with the Chinook Belt. Annual rainfall is between 14—16 inches.

WATER: The ranch has Red Lodge Creek that winds and turns through the south end of the ranch providing irrigation water to 64 acres as well as livestock water.

Grove Creek meanders through the north end of the ranch providing livestock water.

- Year round spring with great production on the north side of Shane Ridge.
- 1 well on the northside—15 gpm generator power.
- 1 well for the house—4-6 gallons
- 1 well at the barn—30-gallons
- Small reservoir on the north side
- One new well south end



IMPROVEMENTS:

- 2012 manufactured home, 4 bedrooms, 2.5 baths, 2,400 sq. ft.
- 1,120 sq. ft. home with 2 bedrooms, 1.5 baths
- Cattle barn - 50' x 56', 15' side wall, power, water
- Pole barn—24' x 32'
- Metal corrals & loading chute
- WW steel sided working tub
- Wheel line / Irrigation pump

ACREAGE: 1,264 Acres

Mixture of the following:

- Creek bottom
- Irrigated ground
- Improved pasture
- Juniper
- Coulee

WILDLIFE: Mule deer, whitetail deer, pheasants, sharp tail, huns, geese, and trout.

TAXES: \$1,898.70 for 2017.



PRICE: \$2,200,000

TERMS: Cash, conventional

BROKER COMMENTS: Hard to find a ranch that has a mixture of agriculture and recreational value with plenty of strong grasses and improved pastures that make a good grazing and hay base. Red Lodge Creek provides the controlled irrigation water and excellent trout fishing. From the wildlife, fishing, and waterfowl, the ranch is a few miles from Cooney Reservoir and minutes from Red Lodge Mountain Ski Resort. Make the Red Lodge Creek Shane Ridge Ranch the place to build your Montana home and the next place to hang your hat.



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.