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# ***THE PRAIRIE DOG CREEK RANCH***

***Nye, Montana***

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## Prairie Dog Creek Ranch

Anyone who has dreamed of their Montana Ranch has seen, in their mind, the Prairie Dog Creek Ranch.

**LOCATION:** 80 miles southeast of Billings International Airport via I-90 to Columbus and State Highway 78 to south of Absarokee and 419 west through Fishtail and towards Nye.

The entire ranch lies between Nye Cemetery Road and the Custer National Forest—having a one mile common boundary. The ranch has ample legal and physical access from the north and south.

**CLIMATE:** The ranch, being in the mountain foothills, receives an average of 18" rainfall with the most in May and June. February, March, and April are the major snow months. The ranch ranges in approximate elevation from 5,040' in the south to 6,000' in the north.

**IMPROVEMENTS:** The ranch-style, two-story brick home, built in 1975, with the main upstairs level of 2,048 sq. ft. and the day-lighted lower level of 1,712 sq. ft. Upstairs there are 3 bedrooms and two 3/4 baths—one without tub and one without shower. Downstairs there is one 3/4 bath (no tub) and a 12'x16' room always used as a bedroom, although its windows are too small to qualify it technically as a fourth bedroom. There is electric baseboard heat up & down with fireplaces up & down to augment the baseboard heat.

The pole barn style shop is 32'x48' with ample lights/outlets, concrete floor, many shelves, and partially finished inside.

**WATER:** 1892 irrigation rights to more than supply the existing cultivated acres.





**NEARBY LANDMARKS:** In addition to this property being located only a short, 164-mile drive to the North entrance of **Yellowstone National Park**, a world-class art center exists only 19 highway miles from this property. The **Tippet Rise Art Center** draws the finest musicians and ensembles from all over the world to perform. Also, scattered out on the Center's countryside property are many large sculptures created by other internationally known artists from other parts of the world. Prepare to be amazed at [www.tippetrise.org](http://www.tippetrise.org).

**ACREAGE:**

686.45 Taxable Acres, of which, 51.3 acres are hay meadows.

**WILDLIFE:** Deer, upland birds, wild turkeys, coyotes, and an occasional elk.







**TAXES:** \$1,737.20 for 2018.

**PRICE: \$2,500,000**

**BROKERS COMMENTS:** The view from the home is incredible facing south up the drainage to the Absarokee Range. The whole ranch is focused on mountain landscape.

As you take in the view from the comfortable brick home and deck, you aren't hampered with other structures, cross fences or neighbors. The home has had numerous updates since it was built in 1975. Access is convenient right off Nye Cemetery Road.

Owner will entertain the option of purchasing the house & 22 acres for \$450,000 or the vacant land for \$2,050,000.



**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 yields, water rights, etc.