

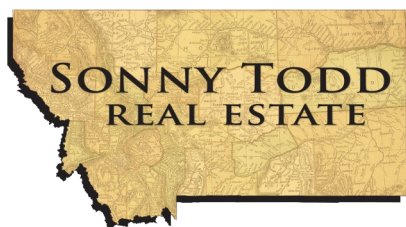


# Pick Ranch

Boyd, Montana

200+/- Acres | **\$1,475,000**

**Major Price  
Reduction!**



Offered Exclusively By:  
**Sonny Todd Real Estate**  
301 West First Avenue, PO Box 828  
Big Timber, Montana 59011  
Office: (406) 932-1031



Logan Todd



# Pick Ranch



The Pick Ranch is approximately 200 deeded acres of which 170 acres are lush irrigated fields. The Ranch is located along the banks of Rock Creek, offering excellent trout fishing, and wonderful views of the surrounding Beartooth Mountain Range.

The property offers a nice balance of production and recreational amenities. The grazing fields and hay production make it ideal for raising horses or a small cattle operation. With abundant deeded water effective irrigating can happen year after year.

The Pick Ranch provides a beautiful ranch setting in a highly desirable area and is within 40 minutes of Billings, Montana largest city and 25 minutes from the recreational town of Red Lodge. Improvements include a beautifully remodeled ranch home with 3 bedrooms 2 bath, large kitchen, mud room, etc. Large metal shop, heated and insulated, Large loafing shed, Barn and corrals. Hunting opportunities include white tail and mule deer, Pheasants and upland birds.





**DESCRIPTION:**

**Acreage:**

200+/- Total Acres

170+/- Irrigated

**Elevation:** 3,900'

**Taxes:** \$1,003 (2018 est)

**Home:** 2,296 sq. ft.

3BR/2BA

Historic Barn

Shop

Several Livestock sheds











## Montana

### Grandpa Sonny Todd's Real Estate Editorial

We believe Montana is the “Best Last Place.” Montana plays in our minds that mythological West that all Americans love. It is the home of real legends, with real places and real people. It was a horn of plenty for the Native Americans, with prairies full of fat buffalo and clear mountain streams overflowing with trout and beaver. Montana evolved from the wilderness through the efforts of mountain men, gold miners, sturdy pioneers, as well as through a bloody struggle between competing cultures. Law and order came to the Montana Territory by the gun and hanging tree. It was Vigilante verses Outlaw, and often it was a fine line that separated the two. Montana is the West, home of the Cowboy and Cowponies, and endless horizons.

Montana is the land of snow-capped mountains, pristine wilderness areas, sparkling rivers and streams, and golden wheat fields all under 'The Big Sky.'

**Welcome to "*The Best Last Place*," Montana.**











**Water & Mineral Rights:** Owners will transfer owned mineral rights. All water rights appurtenant to subject property will transfer subject to all decisions of the Montana Water Court Adjudication proceedings.



## LOCATION:

**PICK RANCH:** Located just outside of Boyd, Montana, with the splendor of the Beartooth Mountains in the back drop. The Absaroka-Beartooths are ancient mountains now protected by a wilderness area of the same name. These ranges start in south-central Montana southeast of Bozeman and run south into Yellowstone National Park. The Beartooth Highway bisects the mountains along the Montana-Wyoming border providing spectacular views while reaching an elevation of 10,947 at Beartooth Pass. There are ample opportunities for outdoor recreation here with numerous trails, lakes, and campgrounds.

**BOYD:** Boyd is a small agricultural town halfway between (approximately 23 miles) Red Lodge and Laurel. It is the gateway to the Cooney Reservoir State Park, the most popular recreation area in Southcentral Montana. The park is open year round and features good walleye and rainbow trout fishing, boating opportunities, and there are five campgrounds around the lake. During the winter months, Cooney State Park is a great place to ice fish and cross country ski.

**BILLINGS:** Located approximately 41 miles to the northeast, Billings is the center of Montana's livestock industry. The International Airport in Billings is presently serviced by 5 majors airlines. Billings has two of the finest medical facilities in the northwest. Shopping, fine dining, theater and the arts make Billings the true hub of Montana.

**RED LODGE:** Red Lodge, just 23 miles away, is a resort and ranching community with a colorful coal-mining past that looks onto 28 peaks rising over 12,000 feet. This charming alpine town is nestled in the foothills of the magnificent Beartooth Mountains and is surrounded by Custer National Forest. The 69-mile Beartooth Scenic Drive has dramatic switchbacks overlooking snow-capped peaks, glaciers, alpine lakes and plateaus. The Beartooth Pass has been described as the most scenic drive in America by CBS news correspondent Charles Kuralt.

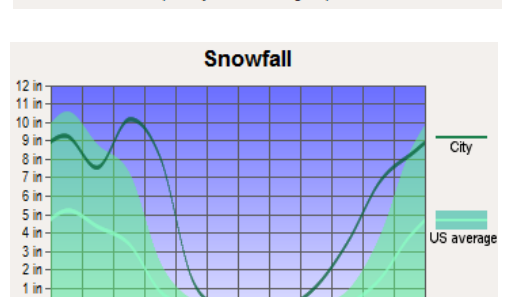
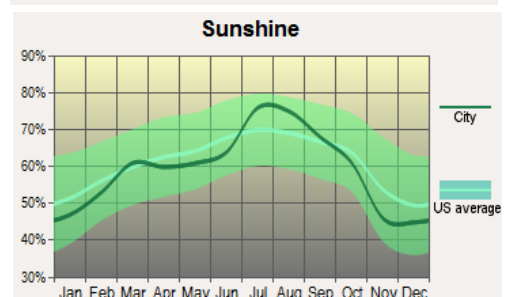
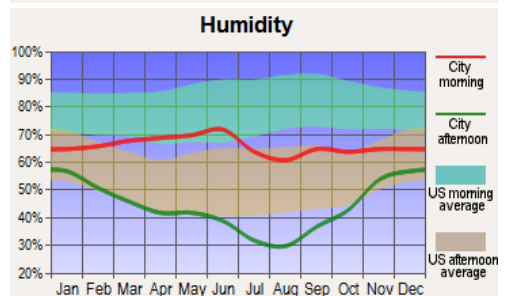
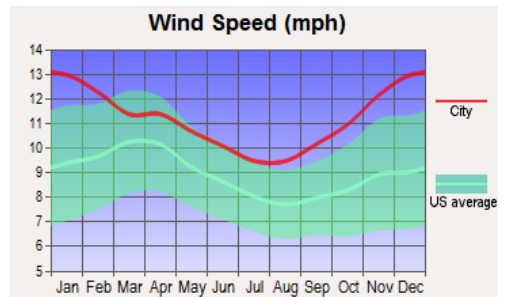
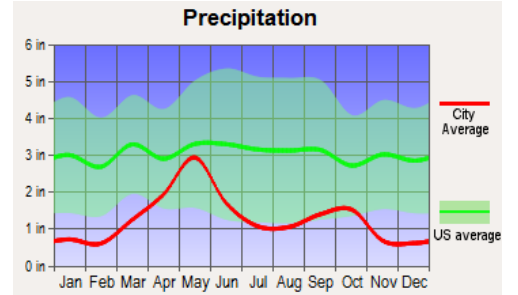
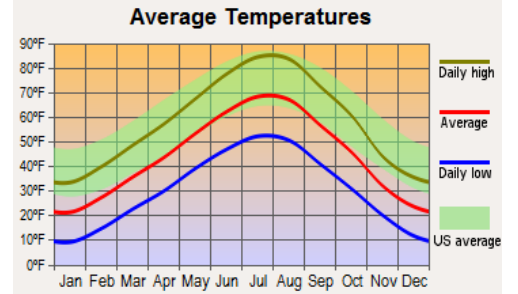






## Average Climate for Joliet, MT

Based on data obtained from city-data.com







### Broker's Note:

Moderate winters, abundant water, stunning views are the first things that come to mind as you drive down the lane to the ranch. I have grown quite partial to the Rock Creek drainage for all the amenities it has to offer. The Pick Ranch leaves a little fruit on the vine for the astute agricultural producer that wishes to install pivots or separate pasture for intensive grazing practices. Rock Creek trout fishing can be underrated by anglers, but casting a hopper into the riffles and pools on your fly rod during the summer will be sure to leave a smile on your face. Come join us for a tour of the Pick Ranch in "The Best Last Place".

**PRICE: \$1,475,000**

**TERMS: Cash**

Notice: The data contained herein was obtained from the owner and other sources deemed reliable, but is not guaranteed by agents. Prospective purchasers may be asked to provide a financial reference prior to a showing and are advised to examine the facts to their own satisfaction. This offering is subject to change of price and terms, lease, prior sale or withdrawal from the market, without notice.



This map is for visual aid only and accuracy is not guaranteed

**SONNY TODD**  
**REAL ESTATE**

406.932.1031



Pick Ranch



