

Greycliff Ranch

Greycliff, Montana

~~\$4,575,000~~ \$4,000,000

Major Price Reduction!



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Offered Exclusively By:
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Greycliff Ranch



Broker's Notes:

Rising from the banks of the Yellowstone River, along Hangman's creek to the Deadman's Canyon road lays the Greycliff Ranch. The ranch has great water rights out of Sweet Grass Creek to irrigate the fields along the Yellowstone. Additionally it has the ability to pump water out of the Yellowstone to irrigate more land along Hangman's Creek. There are two homes on the ranch. One being the historic Forsyth cabin and the other is a magnificent log home that captures the astounding Crazy Mountain Views. The property has historically been operated agriculturally but the river bottom and foothills are rich with game including Deer, Antelope, Turkeys, upland birds, water fowl and the occasional Elk.



DESCRIPTION:

Acreage:

1,580 +/- Total Deeded Acres

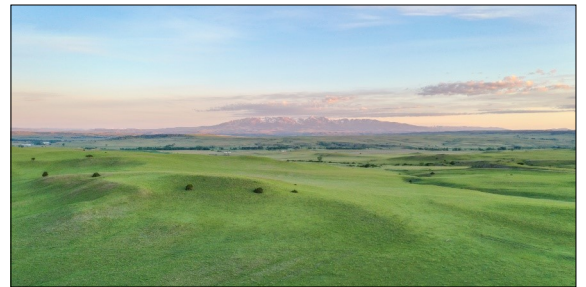
73 +/- Acres Under Pivot

56 +/- Acres Flood Irrigated

200 +/- Acres could be irrigated
from Yellowstone River Pump

Elevation: 3,900' - 4,300'

Taxes: \$5,162



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



Main House:
4 Bedroom
5 Bath
4,500+/- Sq. Ft.

Forsyth Cabin:
2 Bedroom
1 Bath
1,500+/- Sq. Ft.







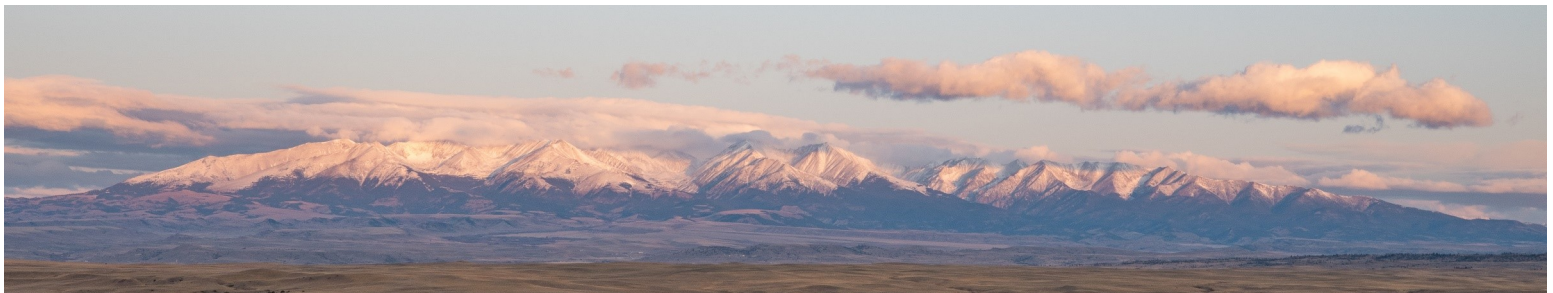
Montana

Grandpa Sonny'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.





Summary:

A ranch with diversity. Dry land grazing, irrigated fields, Yellowstone River frontage this place has it all. Located in a temperate climate with all the amenities the astute investor desires in a Montana Ranch this place is certainly one to take a look. Give us a call to tour this great ranch in “The Best Last Place”.

The seller’s retain the right to select an acceptable replacement property. Inquire with Broker to obtain these details.

PRICE: \$4,575,000

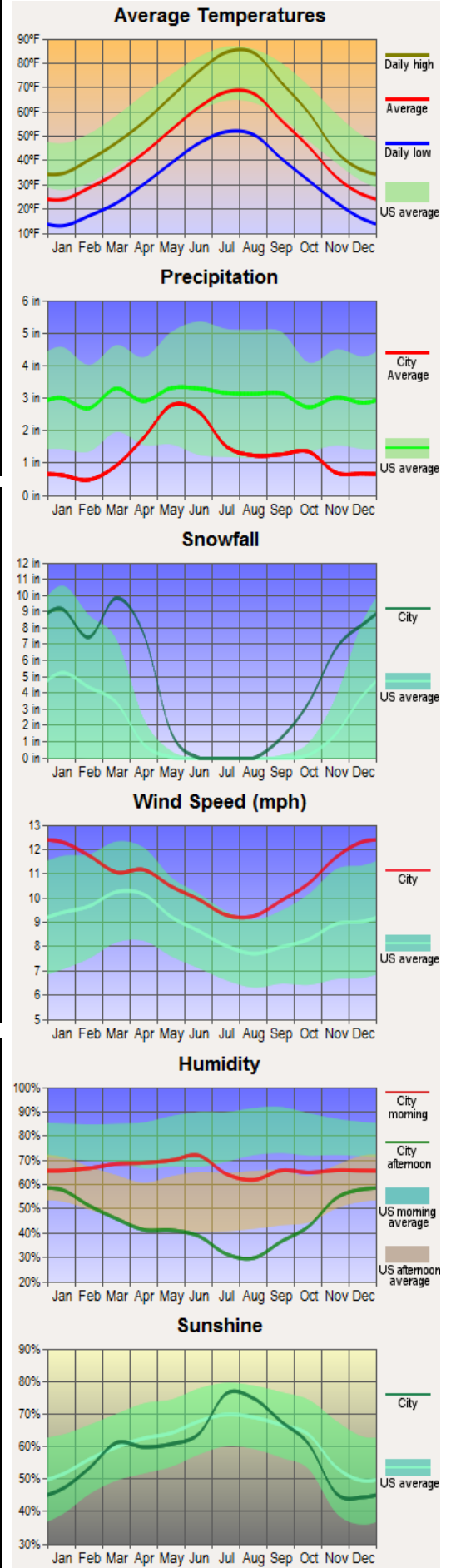
TERMS: Cash

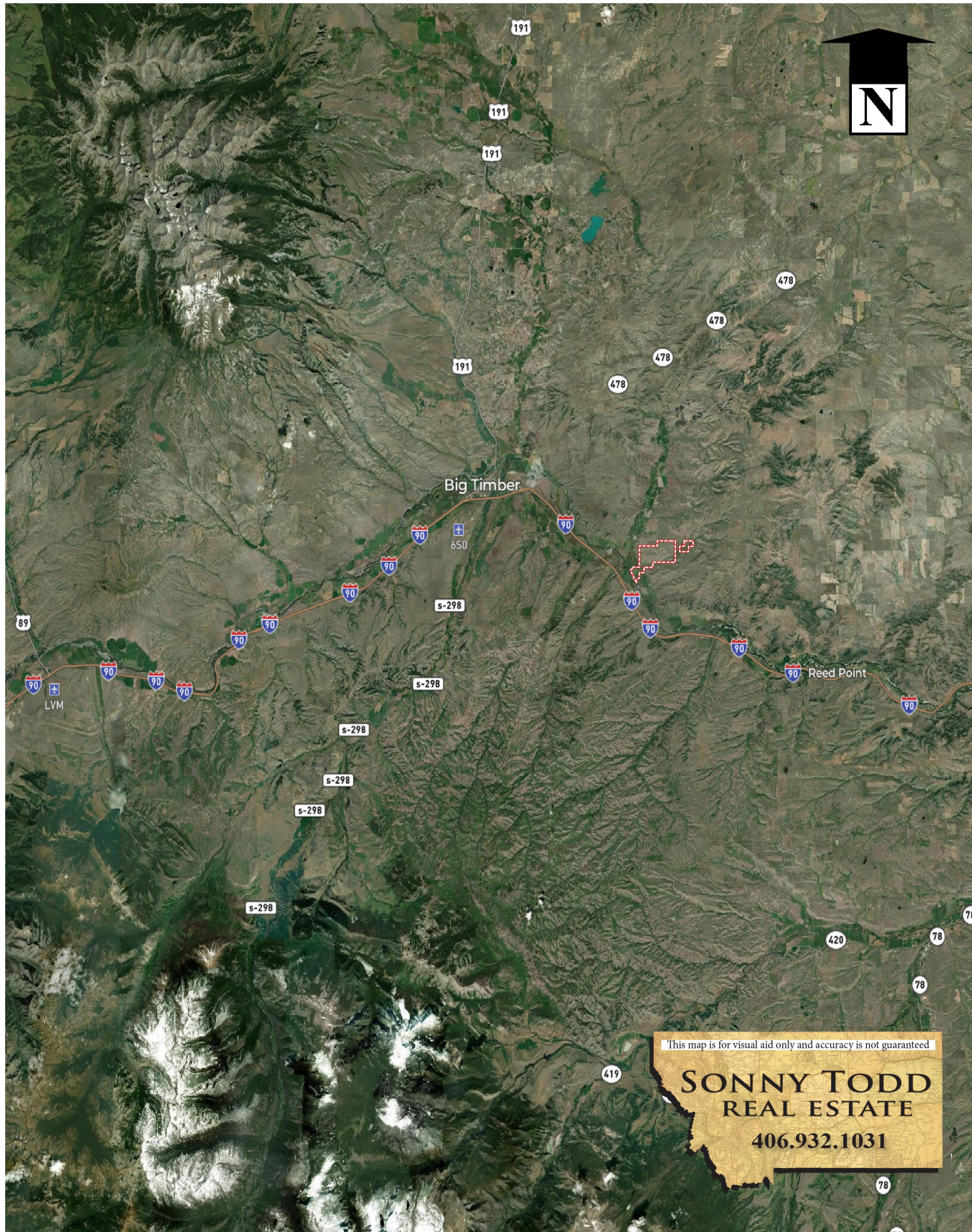
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Average Climate for Greycliff, MT

Based on data obtained from city-data.com

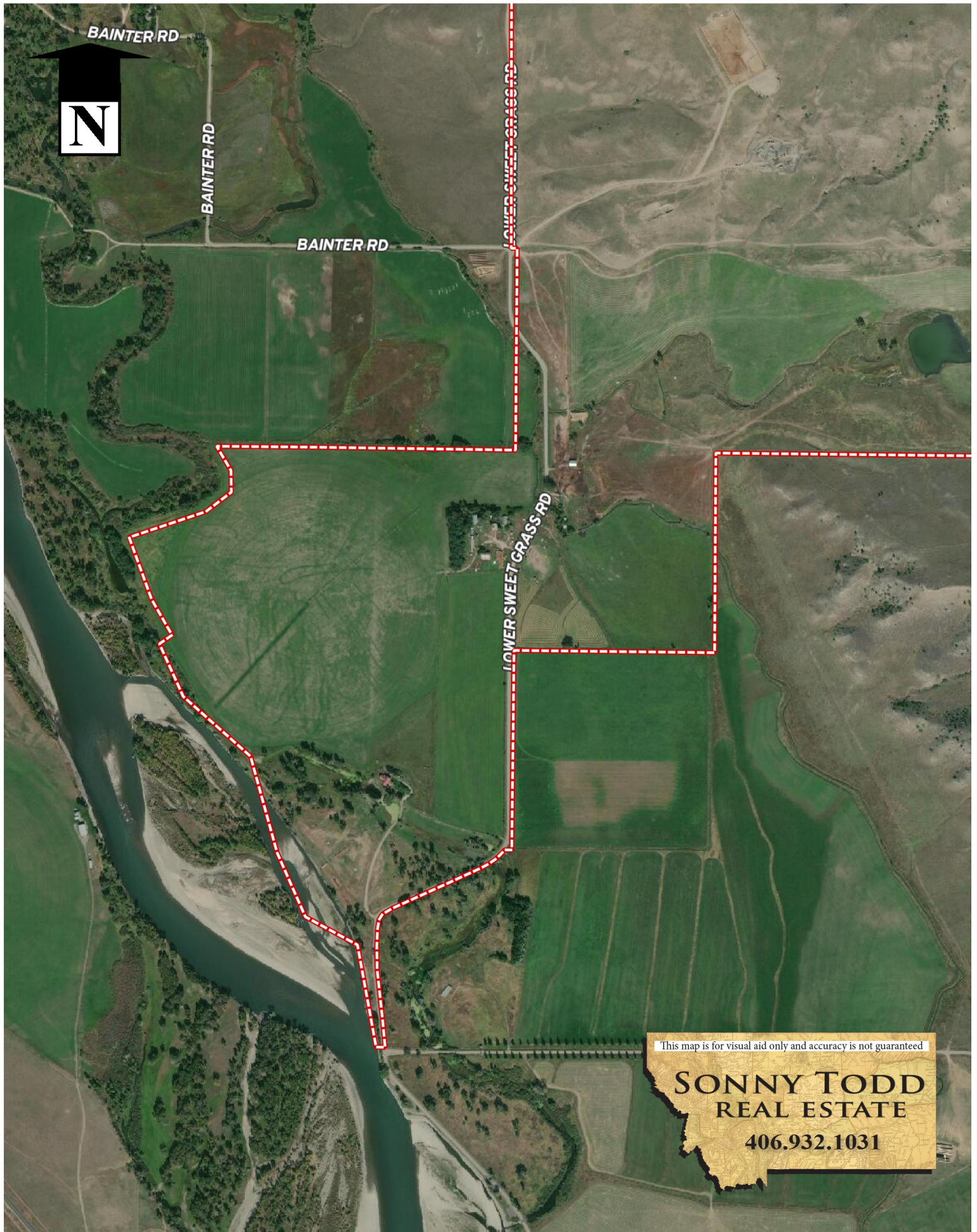




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