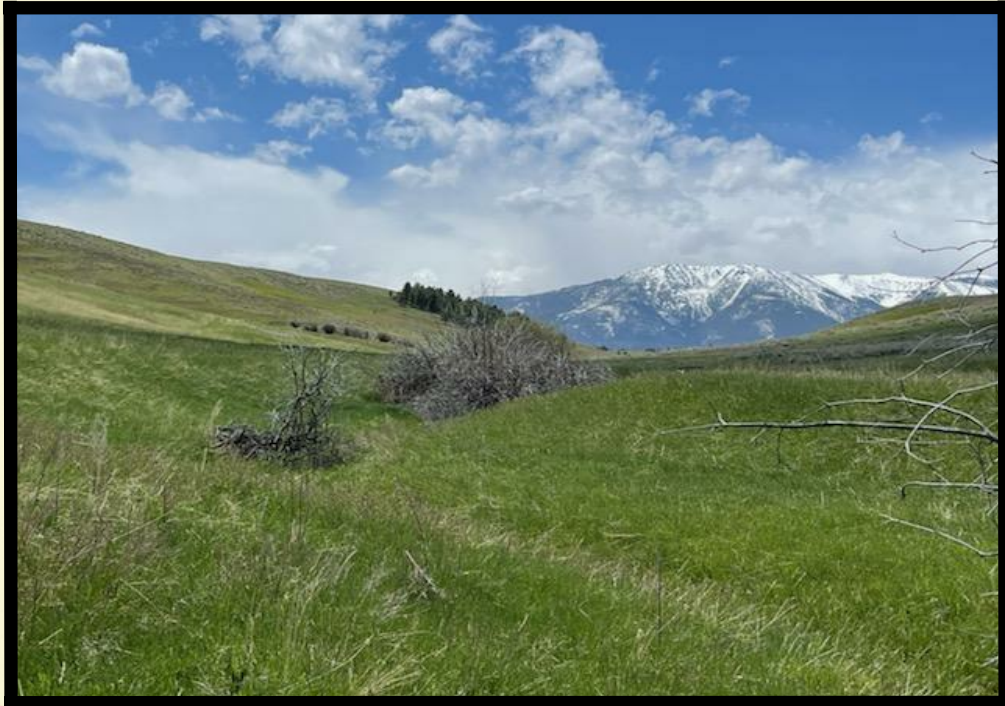


Sleepy Hollow Ranch Fishtail, MT



Bill Bahny
&
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Sleepy Hollow Ranch

Just a few miles south of the quaint little town of Fishtail, MT, and about an hour south of Billings, the largest city in Montana, is the Sleepy Hollow Ranch. 400 acres of green grass, willows, quaken aspen, pine trees, and the most spectacular view of the Absaroka Beartooth mountains.



Home to big bull elk and mule deer along with sharptail and ruff grouse. The ranch boasts a year-round creek that flows the length of Sleepy Hollow draw which is the center of the property. With many springs feeding the creek making for a great supply of water.



The entire ranch is grass covered with quaken aspen, and willow's all along the creek bank with just the right amount of pine trees scattered in small bunches on the ridge tops.





One very old homestead house, some great-looking weathered boards, and an old but usable set of corrals. All this at the end of Sleepy Hollow drive.



The owner is presently running 30 pair of cattle for 4 months and charging \$30.00/pair/month. this does 2 things helps prevent fires and leaves plenty of forage for the deer and elk. Fences are in great shape but of course every spring you will have maintenance as the elk play hell on the fence as this is a cross-over point between the 3 large neighbors. Who are all in a conservation easement making this a little island of non-conservation easement land and thus there is

bound to be some huge value to an easement company as this would make a great subdivision and they would definitely not want that to happen. A unique, truly one-of-a-kind property with spectacular views, creek water with springs, end-of-the-road location, tremendous elk and deer populations in a general hunting license district, a sheltered draw with all species of trees the perfect place for your dream home.

Make your appointment today with Tyler 406-491-3756 or Bill 406-594-7844

Priced at \$2,375,000, it will be sold fast.







