

Schwend Homestead Ranch Bridger, MT



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&
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Schwend Homestead Ranch



The 1st time this ranch has been offered for sale since it purchased by Claude and Ed Schwend in 1906, it's been in the Schwend family for all that time. The ranch consists of 195 deeded acres and a 40-acre piece of Federal ground fenced into the property.

Of the 195 acres, 45 are irrigated from a ditch that runs through the ranch. Irrigation is via gated pipe and all gravity fed. Water is from 60 shares on the Mutual Ditch Company and of the 150 acres, 75 acres was planted to grass and triticale, an annual wheat/rye crop

which is high in protein and big in production, producing 152 round bales that weighed 1,200 lbs. each.

The 45 acres irrigated produces 4/ton per acre. Present owner is running 25 head of horses even in doughty conditions we have had this year in Montana.



The ranch has run as a guest ranch and Bed and Breakfast operation for many years. There are 4 very nice individual cabins, 1 bunk house with 3 separate bedrooms with sitting room/kitchen, a cookhouse/dining area, heated shop, barn with a hayloft and a very comfortable 3 bedroom mobile home with a fireplace.





The barn is unique, it was built in 1913 by Claude Schwend and is an old time horse barn with a hay loft, horse stalls and tack room, you can still see the work horses' names on the beam above the tie stalls.



is hay and equipment storage with a dirt floor.

Corrals with covered loafing sheds, heated water tanks, Shop is metal 36x88, 1/3 is concrete floor for the actual shop with wood heat and 220 electrical service, the other 2/3



Internet is dish satellite service.

The outdoor arena is big enough to do about any kind of riding you would want to do.

.40 miles away is the Millers Horse Palace Arena and 24 miles to Cottonwood Arena. Both of which are renown horse facilities.



There is a great place to build a new home overlooking the headquarters, hayfields, and the arena with views of the Beartooth Mountains.

The ranch is 50 miles to Billings, MT to the north of the ranch and is the largest city in Montana. There are great views of the Pryor Mountains, Beartooth Mountains, and the Red Lodge Ski Resort to enjoy year round. Cody, Wyoming is also 50 miles away and is very much a tourist destination being close to

Yellowstone Park and has many tourist attractions including the Buffalo Bill Museum and in the summer months Cody night rodeo.



Red Lodge, MT is a short 30 minutes away at 29 miles, another gateway to Yellowstone Park as well as home to one of the biggest and best ski lodges and skiing in Montana called, appropriately, Red Lodge

Mountain Ski Resort, the town of Red Lodge reminds you of Jackson Hole, Wyoming, a quaint western town with excellent restaurants, local made goods, lots of ski town shopping and a great four seasons town. The Ranch is only a few miles south of Bridger, MT.



Just to the south of the ranch are thousands of acres of federal land, called the Pryor Mountains, to ride horses and 4 wheelers and watch the wild horses. Beartooth

mountains are also a great place to ride either horses or 4 wheelers, plus great fishing to the east of the ranch on the Clarks Fork of the Yellowstone River.

Domestic and livestock water is supplied by a well that is 50 feet deep and pumps 50 gallons per minute.



The ranch is in very good condition and has that western feel.

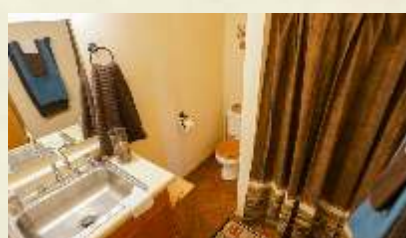
Price is \$2,400,000

Call Vanessa, 406-321-7004, today for your personal tour.











Schwend Homestead Ranch

Carbon County, Montana, 195 AC +/-



