



FOR SALE

Bull Mountain Ranch

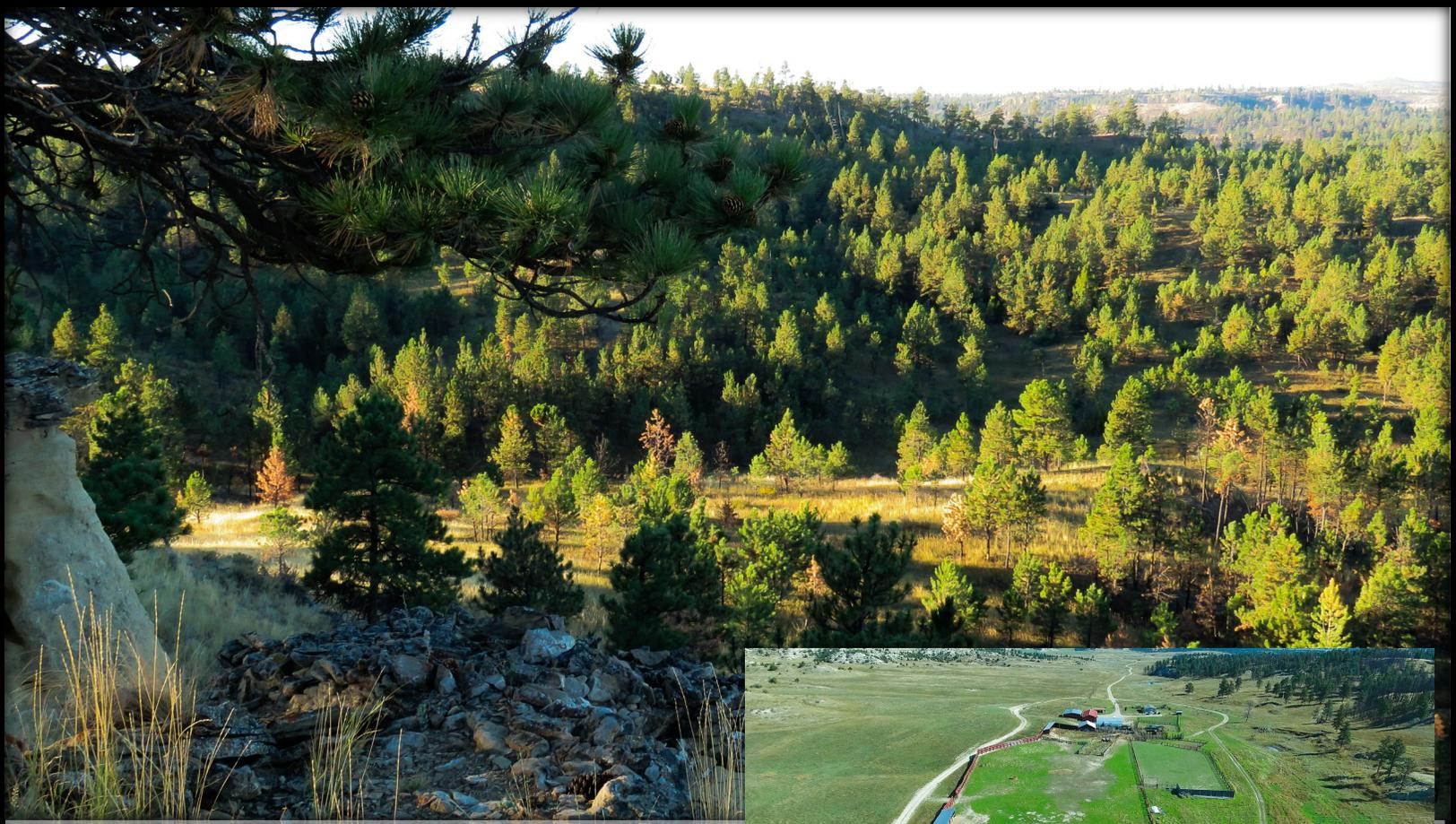
Musselshell County, MT

13,170.529 ± Acres

\$22,379,500

The stunning Bull Mountain Ranch consists of 12,467.529 +/- total deeded acres, with an additional 640 adjacent acres of state land with no ground public access. With an abundance of water and diversity of habitat, this ranch is home to a variety of wildlife, including a large number of trophy elk. From big game to birds, the hunting on Bull Mountain Ranch is second to none.

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WATER

With numerous water lines, 3 lined ponds, and 25 tanks— concrete and fiberglass— having two or three per pasture, water is always less than a mile from anywhere on the property. The land is very well-watered with excellently developed springs, many of which flow year round.



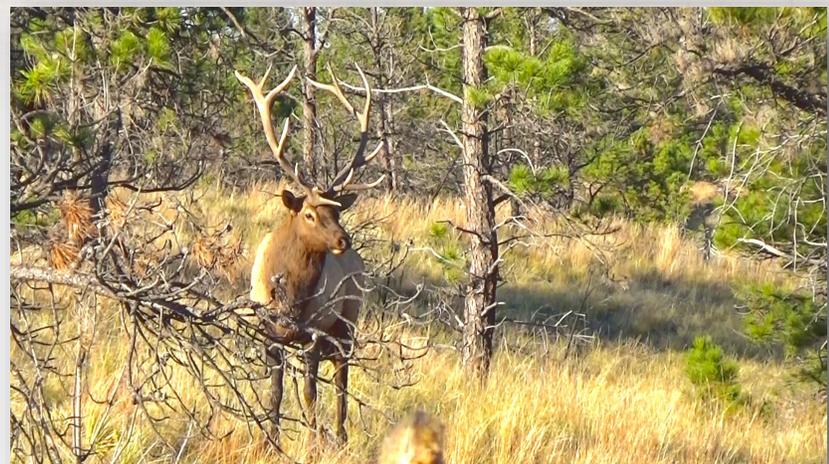
LAND

The Bull Mountain Ranch has approximately 500 acres of alfalfa strategically placed in the mountains, with 300 acres (two fields) of that historically watered with a wheel line. The watering system is winterized, so the water does not have to be turned off, which also provides the elk with a perfect habitat and refuge to go to, without public pressure.



WILDLIFE

The ranch is home to a resident herd of 700 +/- elk throughout the year. With no public access and the lack of hunting in recent years, Bull Mountain Ranch is easily one of the better elk hunting ranches on the market in Montana. In the past, there have been many trophy quality elk harvested including one year three bulls with approximate scores of 350, 364, and 375. Additionally, the ranch boasts other wildlife including mule deer, whitetail deer, turkey, antelope and much more. The largest mule deer taken scored 194 while taking a few 180 class mule deer and a 152 whitetail.





SUMMARY

Located 9 miles South of Musselshell, MT and approximately 50 miles Northeast of Billings, Bull Mountain Ranch is the perfect balance of secluded yet accessible. To the rancher, Bull Mountain Ranch is a place of numerous water resources and excellent grasses for grazing. To the hunter, Bull Mountain Ranch is an ideal, natural game preserve. Rich pastures of grass, abundant water and plentiful game make Bull Mountain Ranch an exceptional, one of a kind ranch.



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