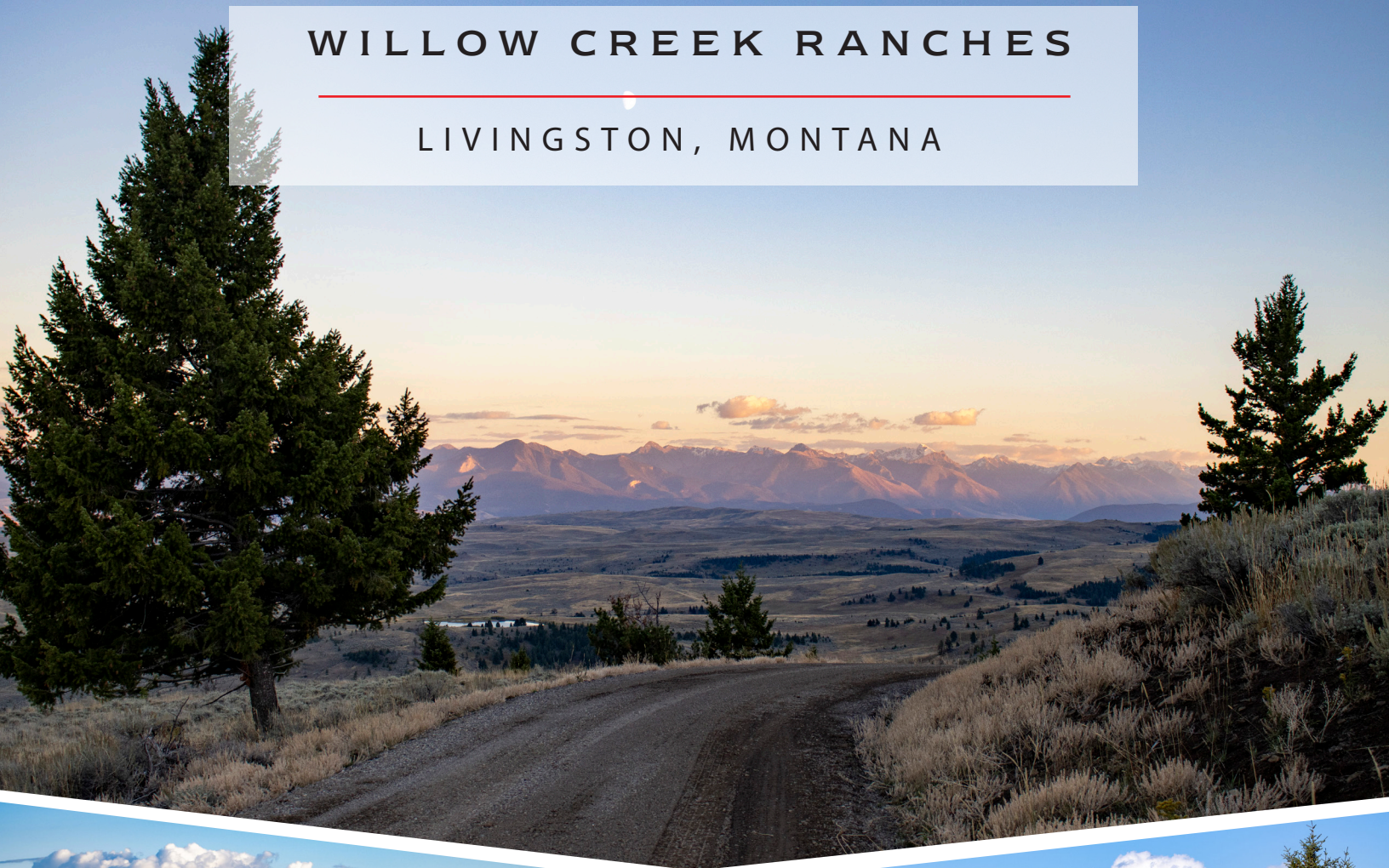


# WILLOW CREEK RANCHES

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LIVINGSTON, MONTANA



**ENGEL & VÖLKERS®**

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## WILLOW CREEK RANCHES



+/- 156.44 ACRES



\$1,395,000





## RANCH DETAILS

Located in the foothills of the Bangtail Mountains in SW MT. These are one of a kind, @ 157-ac ranches, with world-class views, end-of-the-road privacy, and open space. About 25 min to Livingston for shopping, dining, and entertainment. Topography gives each property unique character and views. Very close to National Forest and contiguous to State Land. Elk, deer, moose, black bear, and other wildlife. Views of the Absaroka, Crazies, Bangtail Ridge, and great western prairies. Private road through the property leads to the entrance of each ranch. Buyer responsible for well/septic. Electric is stubbed to each ranch. An hour drive to downtown Bozeman and/or airport. Ranch 1 gives great S/SW views, has Willow Creek frontage, and abuts protected State Land with picture frame views of the Crazy Mountains, the Bangtail Ridge, and the Chief Mountain plateau. Ranch 2 & 3 have in your face incredible mountain views of multiple mountain ranges. Enjoy sweeping sage-filled meadows and tons of sunshine.

### THE LAND

+/- 156.44 Acres

\$1,395,000 | Ranch

MLS# 381252 & 381255 & 381257

### FEATURES

Elk, deer, moose, black bear, and other wildlife

Crazy, Absaroka, & Bangtail Mountains

Electricity to border of each ranch

### BUZZ TATOM

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Co-listed with Fay Ranches