

# The River Ranch

## Laurel, MT



**Bill Bahny**  
&  
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**Brokers of Pristine Property**

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# The River Ranch



**The River Ranch is located just two miles south of Laurel, MT and just a mere 15 minutes to Billings, MT. 271+/- pristine acres with 1.7 miles of Clark Fork Yellowstone River frontage! This premium location makes you feel like you're far off into the country, but the town is just a couple minutes away. The options are endless from building sites to recreation.**

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**The wildlife is abundant with white-tail deer, mule deer, pheasants, ducks, geese, turkeys, and multiple species of fish. The large cottonwood trees and brush along the river provides natural habitat for the animals to feel comfortable on the property.**



**Five warm-water springs feed directly into a 1-acre waterfowl pond, creating a five star waterfowl property! With the river frontage, fields, and the warm-water pond, you can only imagine the flocks of ducks and geese that are attracted to the ranch!**





**Also, with UNLIMITED amounts of water for irrigation! The canal ends on the property, therefore the remaining water is considered to be wastewater and can be filed on to expand your water usage.**



**Currently this property has 200 water shares from the Big 4 Ditch that irrigates 125 acres. There is a 77-acre center pivot that is planted into alfalfa and another gated-pipe field that is planted into Regar brome grass for quality horse hay. With extra water available, you could easily increase your irrigated acreage.**



**The River Ranch also borders 395 acres of BLM ground that gives the new buyer additional recreational acreage to enjoy. This is your own personal wildlife refuge with habitat, feed, and water all on 271 acres! There are not many pieces of land the size of this ranch close to Montana's largest city.**

**Priced at \$4,170,000**

**Call Tyler Mullaney, Broker 406-491-3756**



















**THE RIVER RANCH**  
Montana, 272 AC +/-

