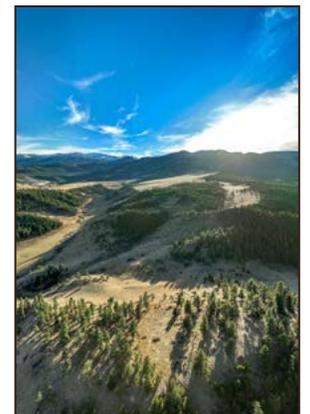


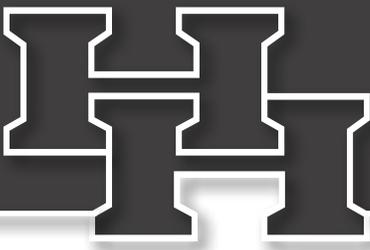
## BEARTOOTH FOOTHILLS RANCH | NYE, MONTANA | \$3,900,000



### EXECUTIVE SUMMARY

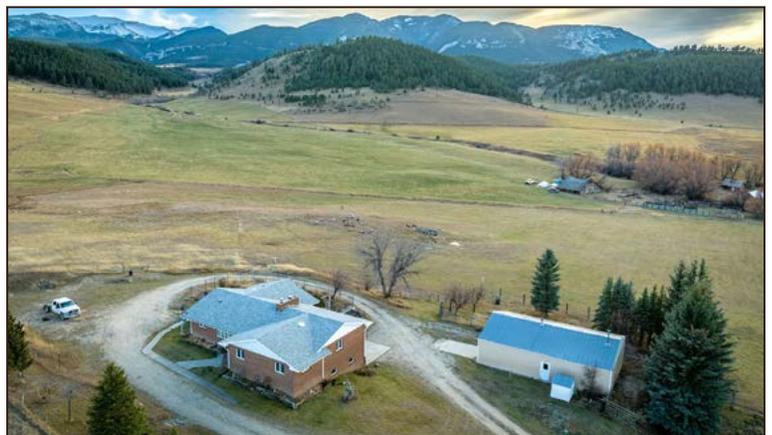
The Beartooth Foothills Ranch is located three miles east of the small town of Nye, Montana on the north slopes of the Beartooth Mountain Range. Red Lodge is 45 miles to the southeast via Montana Highways 419 and 78 through Roscoe, one of Montana's prettiest country drives. Billings, Montana's largest commercial center, is 70 miles east. The ranch consists of 686± deeded acres comprised of highly sought-after foothills and mountain hay meadows that border the Custer National Forest for one mile. The ranch boasts high-quality habitat for elk, mule deer, and whitetail deer. The famed Stillwater River, one of Montana's finest freestone trout fisheries is a mere two and a half miles away.





## JUST THE FACTS

- 686± deeded acres
- Currently leased to a neighbor for hay production and livestock grazing
- 2,048± square foot brick home built in 1975
- Four bedroom, three and a half bathroom
- 32' x 48' shop with concrete floor
- Prairie Dog Creek originates and runs through the ranch for over one and a half miles
- Multiple perennial springs
- Hunting has been leased via Land Trust
- One mile of USFS boundary
- Ranch is perimeter and cross-fenced

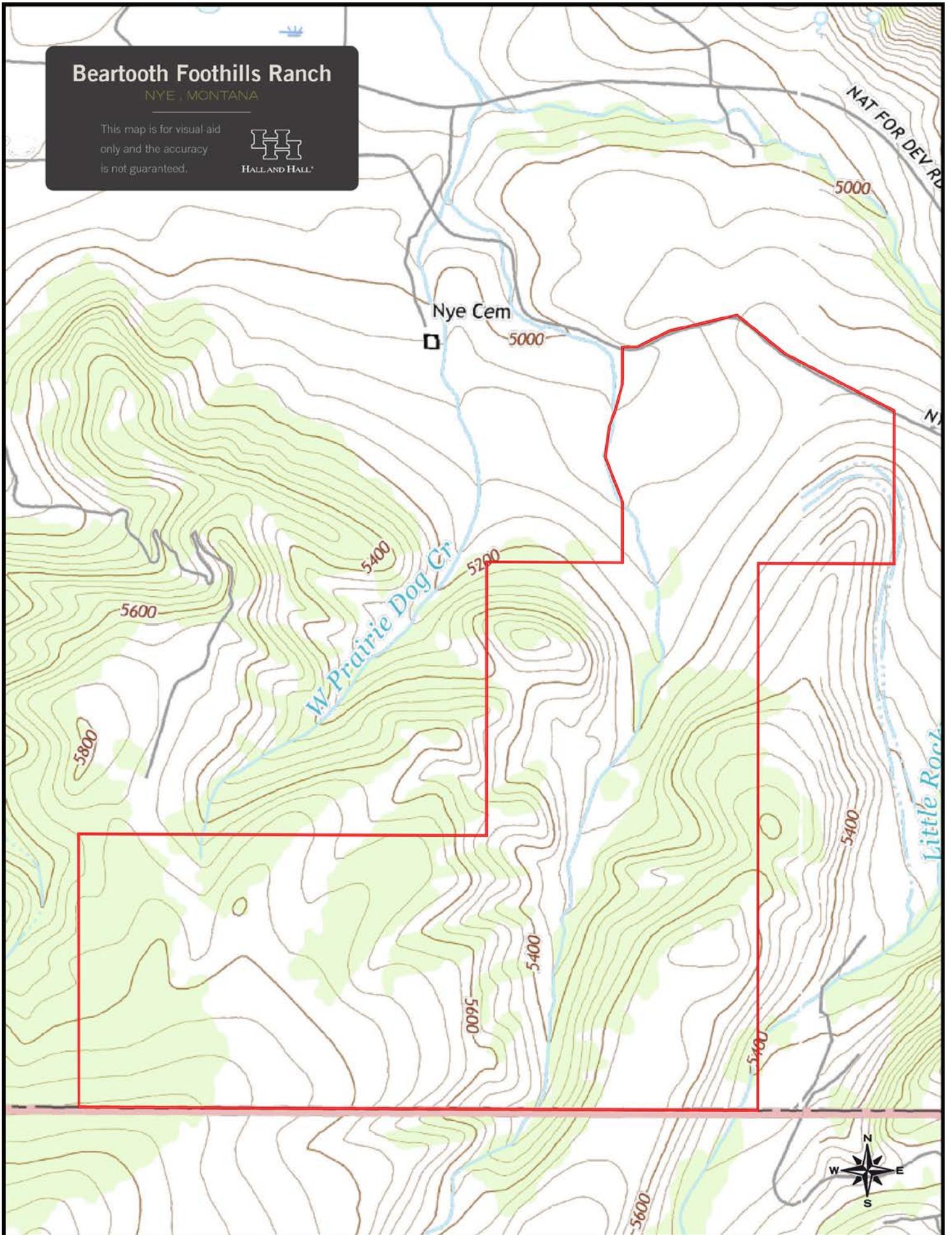


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# Beartooth Foothills Ranch

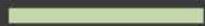
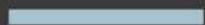
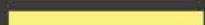
NYE, MONTANA

This map is for visual aid only and the accuracy is not guaranteed.

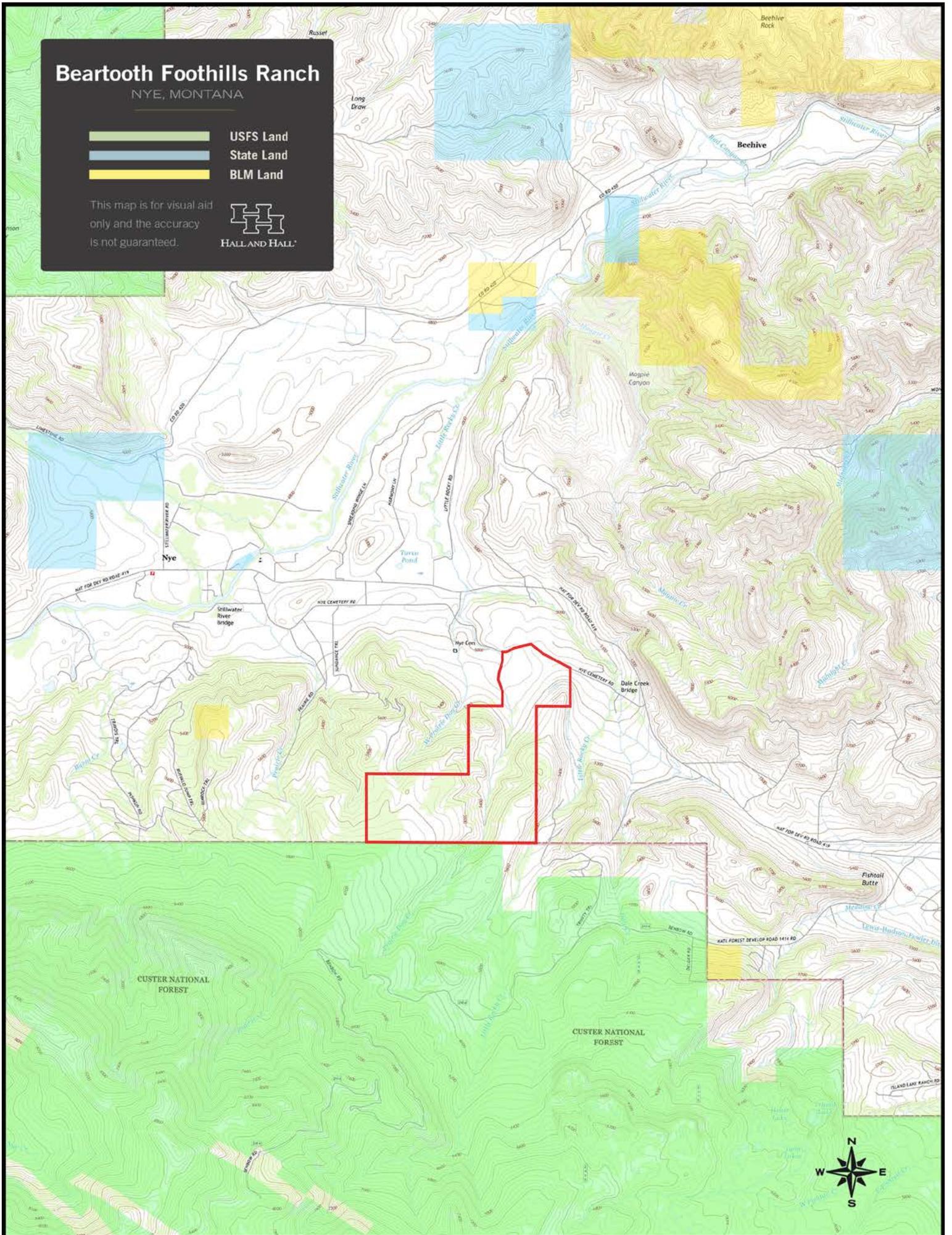


# Beartooth Foothills Ranch

NYE, MONTANA

-  USFS Land
-  State Land
-  BLM Land

This map is for visual aid only and the accuracy is not guaranteed.



# Beartooth Foothills Ranch

NYE, MONTANA

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