





INTRODUCTION

xceptional turnkey bird hunting properties of this caliber rarely come to market, making Pheasants On Indian Creek a truly unique offering for serious hunters. This meticulously managed 237-deeded acre sanctuary represents the pinnacle of upland game hunting destinations in central Montana's renowned Judith Basin region, where years of intensive stewardship have created an optimal ecosystem supporting thriving game bird populations.

The crown jewel of this property is its robust pheasant population, carefully cultivated through habitat enhancement and strategic management practices. The mature cover provides ideal roosting, nesting, and feeding areas that support healthy bird numbers throughout the hunting season. Beyond pheasants, the property hosts excellent populations of Hungarian partridge and sharp-tailed grouse, with these challenging game birds thriving in the diverse grassland habitats and providing explosive flushes that add excitement to any hunting excursion.

Whitetail and mule deer are regularly observed throughout the property, benefiting from established food plots and cover, which also provides additional hunting opportunities. The diverse ecosystem supports various wildlife species, creating a rich outdoor experience that showcases central Montana's natural abundance. The property boasts an established, mature habitat developed over multiple seasons, with thoughtfully positioned food plots ensuring consistent nutrition sources and attractive holding areas that concentrate birds year-round.

Pheasants On Indian Creek represents a true turnkey opportunity for immediate hunting enjoyment. The extensive habitat development work has been completed, eliminating years typically required to establish productive hunting grounds. Whether planning corporate retreats, family hunting traditions, or personal sporting adventures, this property is ready to deliver exceptional experiences from day one. The strategic Lewistown location provides convenient access while offering the privacy and seclusion serious hunters demand.

Properties of this quality represent both exceptional recreational opportunities and sound long-term investments. With habitat management complete and game populations thriving, Pheasants on Indian Creek is ready for the upcoming hunting season. This rare combination of preparation, location, and game abundance makes it an exceptional opportunity for hunters who appreciate quality and immediate results.



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LOCATION & ACCESS

he property sits strategically on the county line between Judith Basin and Fergus counties in Central Montana, both renowned among bird hunters as prime hunting territory. Stanford, the county seat and largest town in Judith Basin County, maintains a small-town atmosphere with approximately 403 residents according to the 2020 census. Judith Basin County maintains its rural character with a total population of around 2,000 people. Meanwhile, Lewistown serves as the Fergus County seat and is widely regarded as one of Montana's most beautiful and charming small cities, home to just under 6,000 people within a county population of around 11,500.

The location provides convenient access to Montana's major centers, with Great Falls approximately one hour and 45 minutes away, Lewistown just 30 minutes distant, and both Billings and Bozeman roughly two and a half hours from the property.

Approximate driving distance to area towns and cities from the property are as follows:

Lewistown	20 miles
Stanford	33 miles
Harlowton	60 miles
Great Falls	93 miles
White Sulphur Springs	118 miles
Billings	145 miles
Bozeman	165 miles



PROPERTY DESCRIPTION & HUNTING his 237-acre property has been carefully managed to create Indian Creek, a small prairie stream, flows north through the western

his 237-acre property has been carefully managed to create an ideal pheasant habitat. The land features a perfect mix of food plots, woody brush, trees, and both native and cultivated grasses.

Each year, the food plots are planted with small grains, including oats, barley, and wheat. Thousands of shrubs and trees have been added to complement the existing native sage and buck brush, creating dense thermal cover where birds can shelter. The remaining land consists of a patchwork of native and cultivated grasses that provide excellent nesting and escape cover.

The habitat management has been so successful that hunters can expect to find birds on virtually every acre of the property.

Indian Creek, a small prairie stream, flows north through the western portion of the property for about one mile. Near the center of the property, a small artificial pond in a natural draw provides an additional water source for wildlife.

Central Montana is a dream come true for big game hunters! With abundant populations of elk, mule deer, whitetail deer, and antelope, it's hard to choose what to chase. The property lies within hunting district 419 for deer and elk, and pronghorn antelope district 471. This region boasts thousands of acres of BLM, Montana State, and Block Management Land; hunting opportunities are endless. Whether you choose an outfitter or a "DIY" hunt, we hope to see you for your next hunting adventure in Central Montana.





IMPROVEMENTS

he improvements include a 40' x 50' metal building and a 26' x 28' lean-to. The enclosed shop has corrugated steel siding and a cement floor. The building's gable roof design provides ample height for equipment storage, while large overhead doors accommodate trucks and farm machinery.

A notable feature is the rainwater collection system on the back wall, where two large polyethylene tanks capture roof runoff through gutters and downspouts—demonstrating smart water conservation in this rural setting.





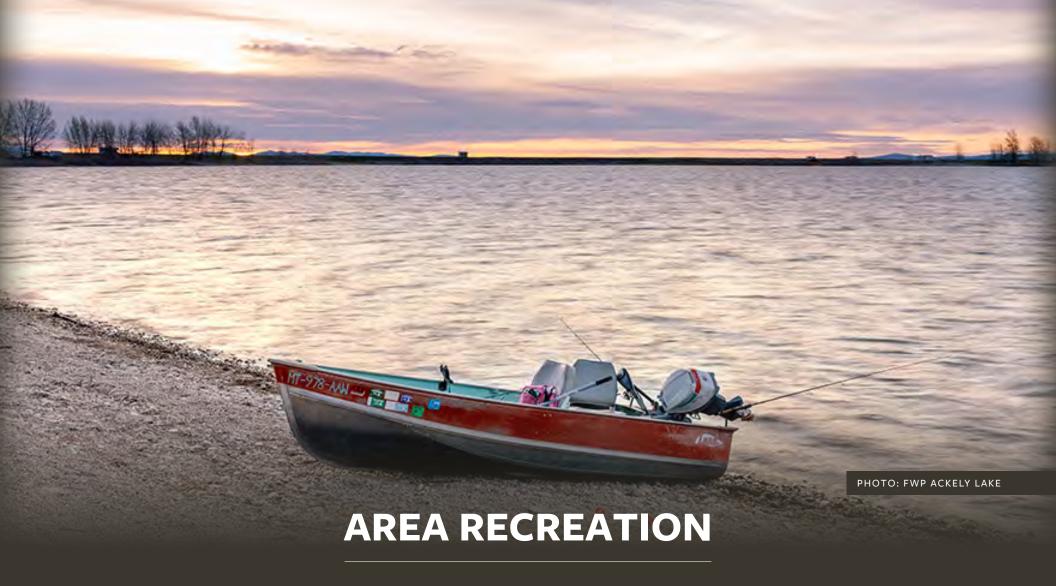


nitially, Lewistown existed as a trading post for a nomadic way of life, mainly serving Native Americans, traders, hunters, and trappers. In 1874, Company F of the 7th Infantry selected a site near Story's Fort for Camp Lewis. The temporary military post was established to protect commerce on the Carroll Trail and was named in honor of Major W.H. Lewis. The name "Lewistown," selected 10 years later, was likely derived from the military post.

In the 1880s, Cattlemen began to take advantage of the open range in Central Montana. Around this time, a young man from Missouri named Charlie Russell came to Judith Basin and began painting canvases inspired by the area and its people. His paintings told stories of Indians, buffalo, cowboys, mining, wolves, and the open range. The "cowboy artist", as

Charlie is now called, witnessed the country's transformation, with herds of cattle replacing buffalo, and Native Americans no longer being free to live as they once were. His art depicted the changes in the West and also looked at how the West used to be. These paintings can be seen in the many museums across the nation that celebrate the art and history of Charlie Russell. History students will need much time to research the best-known trappers, traders, cowboys, and miners who called this part of Central Montana home. The area is rich with Native American history; artifacts and cave paintings are not immediately uncommon around the property and in the surrounding area.

The discovery of gold in the Judith and Moccasin Mountains spurred the growth of several mining camps in the area.



kiing, snowmobiling, and snowshoeing are also popular local winter recreational activities. Showdown Ski Area, the oldest ski area in Montana, is approximately an hour from the property. King's Hill Recreation Area is adjacent to the ski area and provides mile upon mile of snowmobile riding.

In summertime, there are numerous lakes, streams, and rivers where one can enjoy boating, fishing, swimming, and relaxing. Exploring the wilderness and mountains on horseback, ATV, mountain bike, or on foot offers days

of fun and adventure every year. Golfers can hit the links at Pine Meadows or Judith Shadows in Lewistown.

Ackely Lake, a local fishing and boating favorite, is about 25 minutes south of the property. In the Big Snowy Mountains, Crystal Lake, about 40 minutes from the property, is a stunningly beautiful spot to fish, hike, bike, or decompress.

The Judith River is about 5 miles to the east, and Big Spring Creek is about one mile farther to the east.



he property sits at about 3,700 feet in elevation with the topography of gently rolling crop and grassland above the riparian creek bottom.

The average annual precipitation is approximately 10 to 12 inches of rain with the majority of the precipitation between April and June. The area's average growing season is approximately 150 days starting in mid-May and continuing through mid-October.

The average maximum Fahrenheit temperatures in June, July and August range from 77 to 85 degrees. In December, January and February, average maximum temperatures are between 32 and 38 degrees.

Summer nights average about 47 degrees with winter average minimum between 8 and 13 degrees Fahrenheit. This is an area that receives a good amount of sunshine throughout the year.

UTILITIES & SERVICES

There is no electricity on the property, however, electrical access is about 200 yards away. Good cellular coverage in most

locations throughout the property is available via AT&T and Verizon and could be enhanced with a booster.

REAL ESTATE TAXES

The real estate taxes for 2024 were approximately \$438.

MINERAL RIGHTS

The seller will convey with the property 100% of whatever mineral, oil, gas, geo-thermal, hydrocarbon, solar, wind, and gravel rights it owns, subject to

reservations by previous owners. The seller makes no representation as to the quantity or quality of any mineral or other subsurface rights appurtenant to the property.







OFFERING PRICE & CONDITIONS OF SALE

Pheasants On Indian Creek, as previously described herein, is offered at \$1,200,000.00. The Conditions of Sale are as follows:

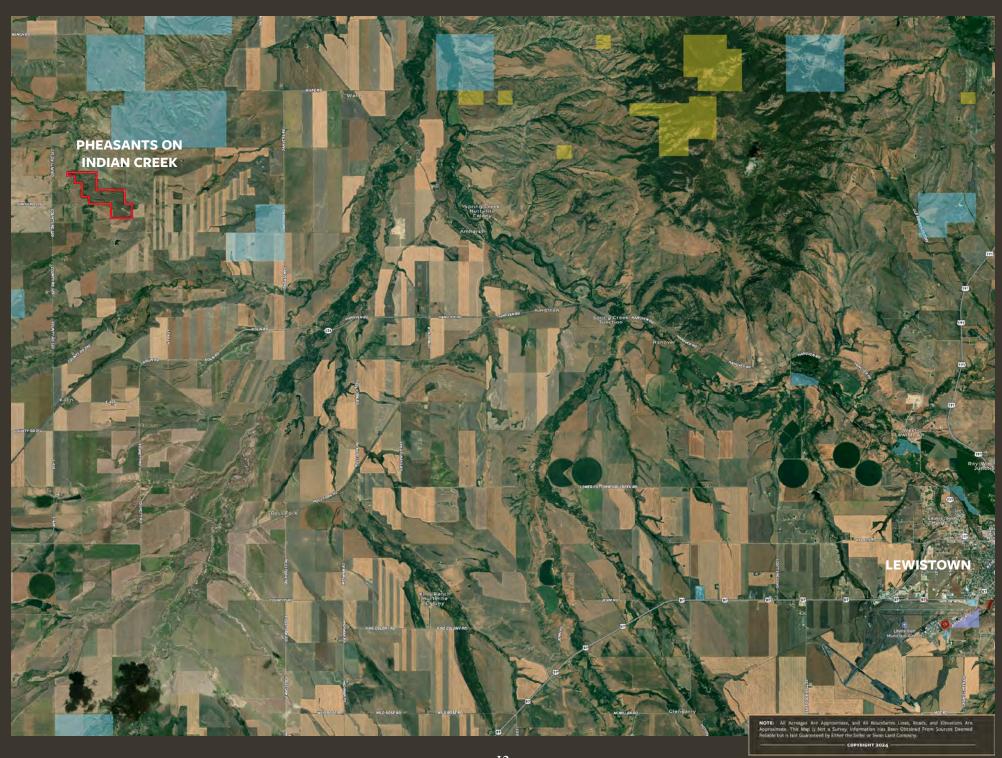
- 1. All offers to purchase or letters of intent must be in writing.
- 2. Within five (5) business days of acceptance of an offer, earnest money deposits shall be made payable to Flying S Title Company in Great Falls, MT, and will be placed in escrow with Flying S Title.
- 3. All Prospective Buyers must demonstrate to the satisfaction of the 7. Listing Agent the financial capability to purchase the estate prior to scheduling a personal tour of the property.
- 4. The Sellers will provide and pay for a standard owner's title insurance policy. Title to the real property will be conveyed by a warranty deed.

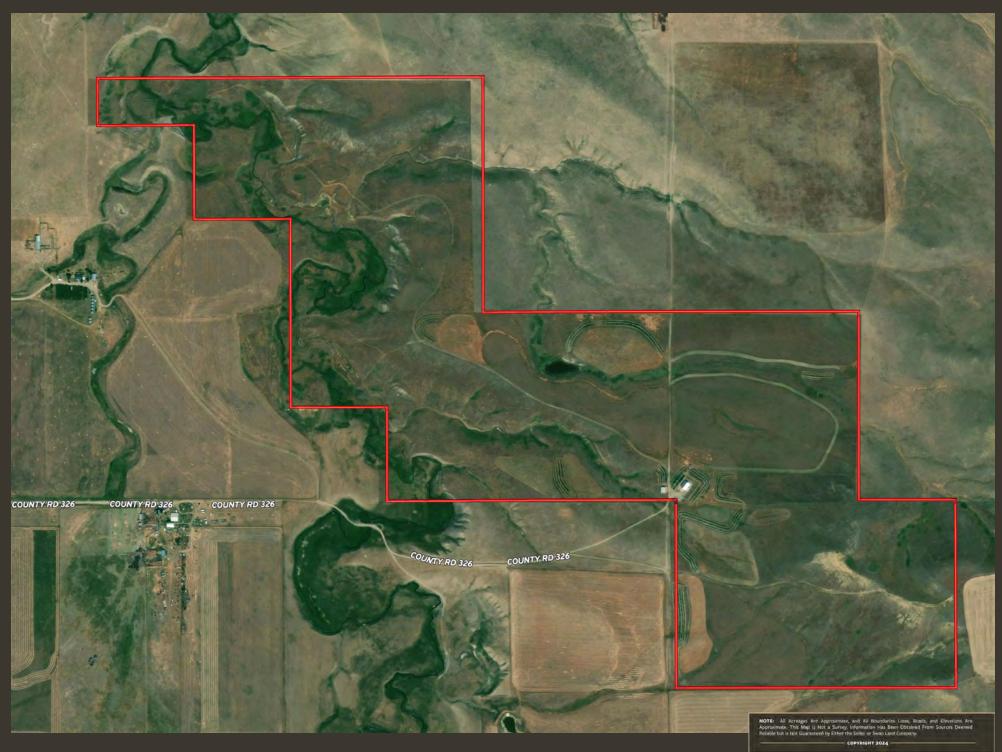
- 5. All the appurtenant water rights controlled by the property will be transferred to the Buyer at Closing.
- 6. The Sellers will convey to the Buyer all mineral rights they own, subject to reservations by previous owners.
- 7. Buyers' Brokers are welcome and invited to contact Craig Janssen or Jack McInerney with Swan Land Company for additional information and to set up a private tour of the property.

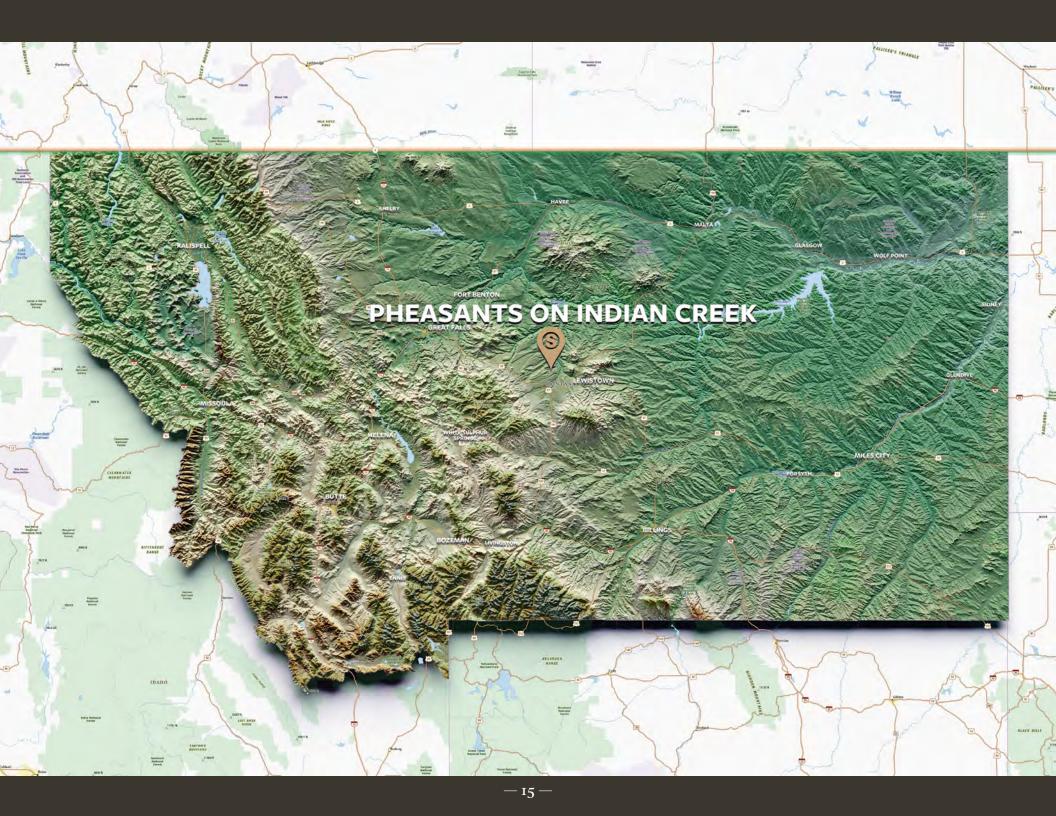
The Sellers reserve the right to effect a tax-deferred exchange for other real property in accordance with provisions in Section 1031 of the Internal Revenue Code. The Buyer will not be required to incur any additional expenses nor to step into the chain of title on any property which the Sellers may acquire.

The Seller is making known to all potential purchasers that there may be variations between the property lines and the location of the existing fence boundary lines on Pheasants On Indian Creek. The Seller makes no warranties with regard to the location of the fence lines in relationship to the property lines, nor does the Seller make any warranties or representations with regard to specific acreage within the fenced property lines.

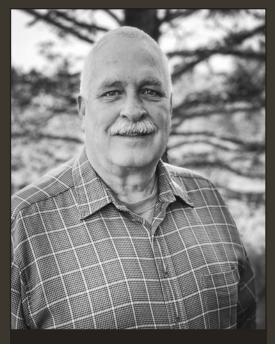
The Seller is selling Pheasants On Indian Creek in an "as is" condition which includes the location of the fences as they now exist. Boundaries shown on any accompanying maps are approximate. The maps are not to scale and are for orientation purposes only. The accuracy of the maps and information portrayed thereon is not guaranteed nor warranted.







CONTACT INFORMATION



JACK MCINERNEY BROKER



406.220.1696 JACK@SWANLANDCO.COM Swan Land Company has been authorized by the Seller to act as their Exclusive Real Estate Broker on the sale of Pheasants On Indian Creek. Since 2002, we have focused on the brokerage of significant ranches, farms, and recreational properties throughout the Rocky Mountain West.

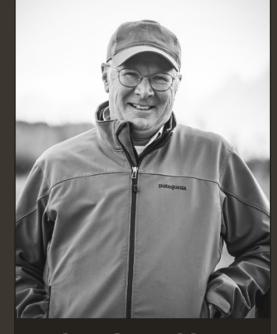
This Offering is based on information believed to be correct; however, it is subject to errors, omissions, prior sale, and change or withdrawal without notice. Information contained herein has been provided by the Sellers or obtained from other sources deemed reliable. The Agent does not, however, guarantee accuracy and recommends that any Prospective Buyer conduct an independent investigation.

A 48-hour notice is requested to make proper arrangements for an inspection of Pheasants On Indian Creek.



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CRAIG JANSSEN BROKER



406.580.5830 CRAIG@SWANLANDCO.COM

FOR MORE INFORMATION OR TO MAKE AN APPOINTMENT TO INSPECT THE PROPERTY, PLEASE CALL JACK OR CRAIG.

PROUDLY SERVING

MONTANA WYOMING COLORADO NEBRASKA UTAH IDAHO

