

MONTANA RANCH PROPERTIES

AGRICULTURE | CONSERVATION | LAND | SPORTING



This 228+/- acre offers excellent fishing, waterfowl and upland bird hunting as well as big game opportunities, it is one of the best sporting properties currently available.

With over a mile of Yellowstone River frontage, numerous springs, sloughs and backwaters the property has abundant water resources, including 5 shares of Big Ditch water irrigating approximately 19 acres.

The topography is incredibly diverse, with mature and young stands of cottonwood trees, along with cedar and pine trees, willows, as well as thick stands of undergrowth all near the Yellowstone River. This part of the property is heavily influenced by the Yellowstone River; in periods of high water, large portions of land near the river turn into floodways with numerous existing dry channels being filled with water. The more northerly portions of the property are higher in elevation and there appears to be several excellent building sites. This portion of the property ranges from irrigated farm fields to an elevated sage filled bench that is reminiscent of a high prairie.

Running along the northern portion of the property is a good sized irrigation canal, known locally as the Big Ditch or Billings Ditch. The property has access to 5 shares of water creating a series of ponds surrounded by willows (shown above) before being turned into the crop land.

Turkeys, most upland birds, waterfowl, along with big game including whitetail, elk and moose frequent property as well as birds of prey and four legged predators.

The Yellowstone River adds yet another complete dimension to the property. With well over a mile of easily accessible river frontage this is an ideal put or take out spot for floaters. The river is still freestone fishery at this point holds some of the largest rainbow and browns in the entire length of the river. There are numerous take out and launch spots on either side of the property allowing a variety of floating experiences along the least crowded part of the upper portion of the Yellowstone River.



Water filled sloughs, springs, backwaters and old river channels dominate the southern portion of the property—providing ideal habitat for waterfowl. Dense foliage and abundant food resources in this area provide attract and hold big game on the property.





The banks of the Yellowstone provide excellent access to the river and range from grassy meadows to cottonwoods, pines and thick stands of undergrowth.





LOCATION: The property is located about 6 miles east of Park City, Montana, a small community about 30 minutes west of Billings and 122 east of Bozeman, Montana.

ACREAGE: Approximately 228 acres, of which 19+/- acres are irrigated farmland.

WATER RIGHTS: Five shares of water from the Big Ditch

ACCESS: Private easement off old US Highway 10.

DESCRIPTION OF THE LAND: To the north of the property is the BNSF railroad, while to the south the boundary is the Yellowstone River. The railroad's elevated bed creates visual separation from I-90 adding privacy to the property. There are several elevated benches which could provide excellent building sites. From these higher elevations, which is also where the farm ground is located, the ground gradually slopes down toward the banks of the Yellowstone River. Elevation is gradually lost and sloughs, springs, backwaters and floodplains of the Yellowstone River dominate this portion of the property. There are thick stands of new growth cottonwood trees, stands of mature cottonwoods, along with pines, cedars, open native range and dense undergrowth. Closer to the river the land becomes a floodway and finally floodplain for the Yellowstone.

Probably the best word to use in describing the land is "diversity", which is why this property is so unique.

IMPROVEMENTS: Other than several old roads which provide access to most parts of the property as well as the farm fields and ditch system there are no other improvements to the property.

AREA INFORMATION: The nearest town is Park city, a small Montana town with a population of 983. It was originally known as Young's Point. When the Corps of Discovery, better known as the Lewis



AREA INFORMATION CONTINUED: and Clark Expedition. Either on this property or very close to it was most likely the site of Captain Clark's Cottonwood Camp where cottonwood trees were hollowed out to make canoes. As noted in the Journals, Cottonwood Camp took place between July 19-24, 1806.

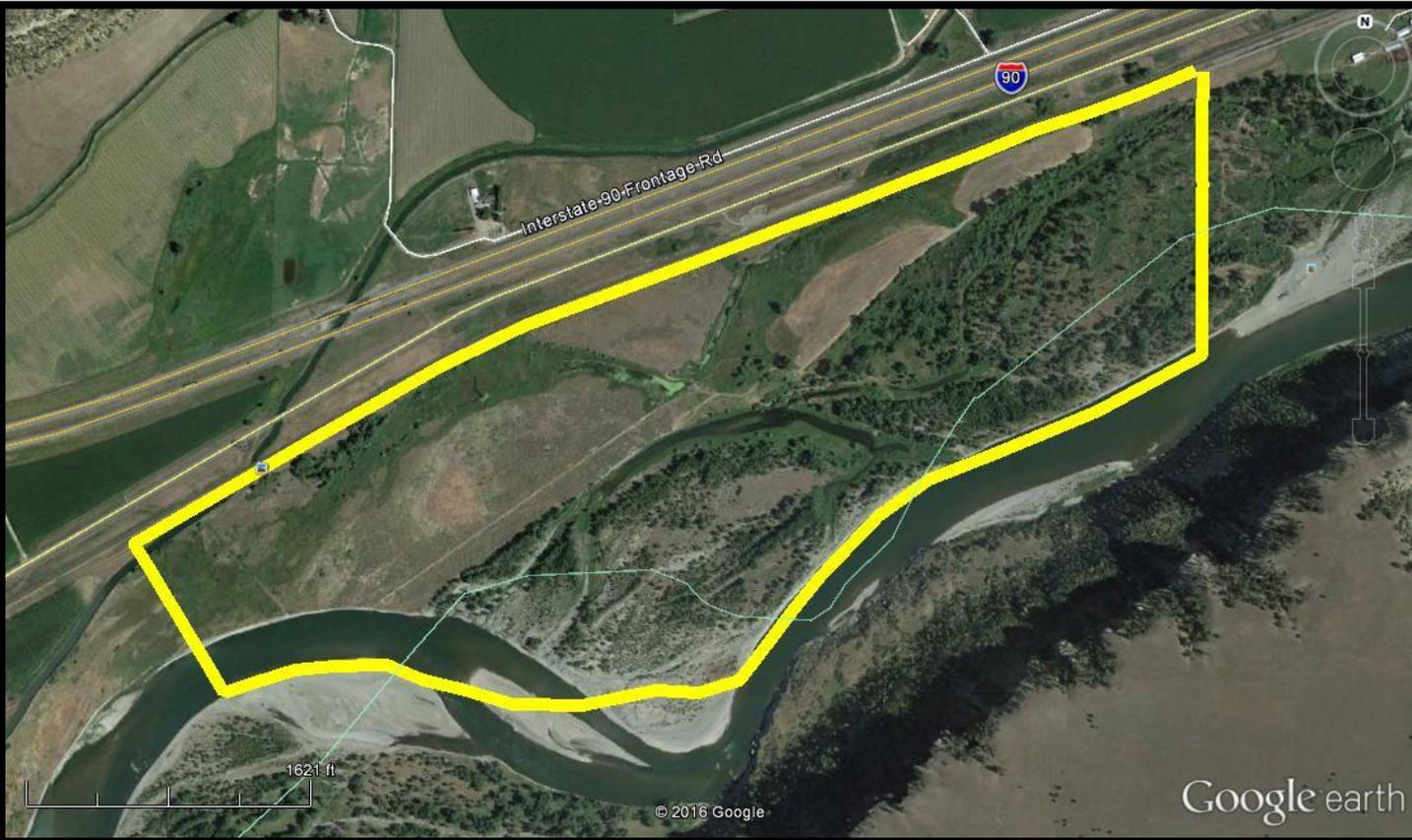
South of the property on the other side of the Yellowstone is public land administered by the Bureau of Land Management (BLM).

WILDLIFE AND RECREATION: This is ideal waterfowl habitat, the combination of abundant water, the Yellowstone River as well as food resources and cover combine to create a property that holds and attracts waterfowl.

Wild turkeys, upland birds and birds of prey also are found on the property as well as almost all the big game found in Montana. In addition to hunting, fishing in this portion of the Yellowstone River is quite productive as some of the larger fish found in the river are in this section of the river. This section of the river is not widely known as a good fishery, thus there is less pressure from other anglers.

PRICING: The property is being offered for \$1,450,000. The terms are cash.

SHOWING INSTRUCTIONS: A representative from Berkshire Hathaway HomeServices Montana Properties must be present for all showings. Advance notice will sometimes be required, although every effort will be made to accommodate showing requests. Additional information can be supplied upon request, including additional photographs and materials.







NOTICE:

Any Standard Title Exception provided by the Sellers would include the standard title exception concerning ownership or changes in boundaries caused by changes occasioned by the Yellowstone River. Buyers would be encouraged to investigate expanded coverage.

This offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by owner. Information regarding the land classification, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy the owner or his agents cannot guarantee. Prospective purchasers are encouraged to verify each and every fact to his or her satisfaction. Maps are provided as a general reference only.

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