

Little Basin Creek Ranch

Billings, Montana

\$1,150,000.

Offered Exclusively By:
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Little Basin Creek Ranch



AGENTS NOTE:

Little Basin Creek Ranch is very productive with 320+/- acres and secluded yet only 7 miles from Billings, Montana. It has abundant wildlife including white tail and mule deer, wild turkey, pheasants, sharp tail grouse and Hungarian partridge. The terrain is varied with rolling hills and cedar, pine and cotton wood trees. Historically the owners have ran 20 head year round on the ranch. Property has a plentiful artesian well that is currently used for year round stock water, but could be equipped with an R/O system & be used in the home. The improvements are in excellent condition. A beautiful equine facility with box stalls and indoor riding arena. Pipe corrals throughout the property. A must see to really appreciate.



Justin Todd
(406) 223-5263



Logan Todd
(406) 930-3673



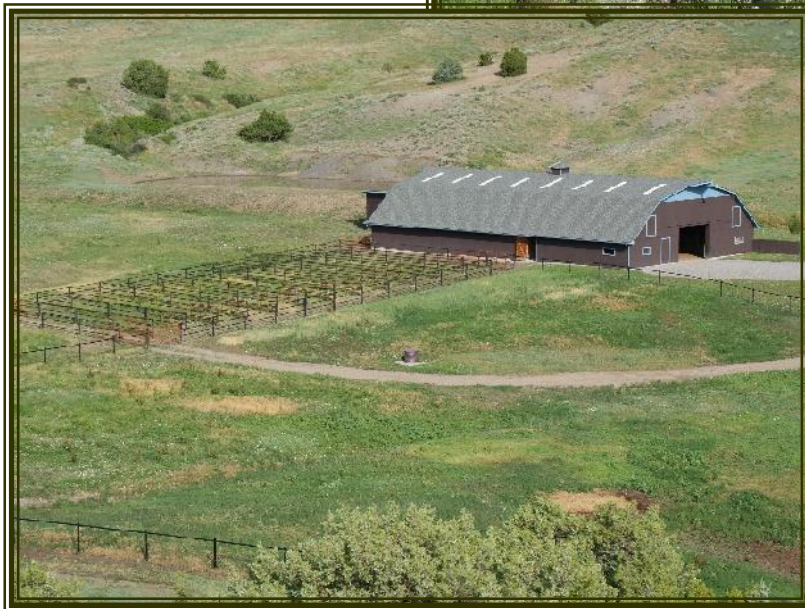
Sam Phares
(406) 930-0192

DESCRIPTION:

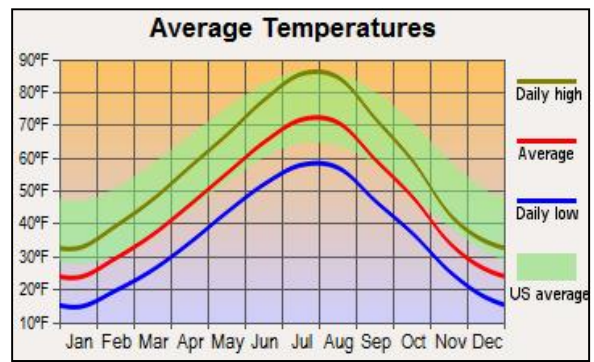
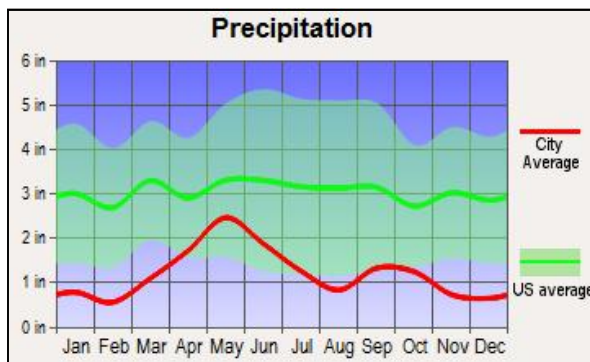
Acreage:
320 +/- Total
Acres

Elevation:
3,100'-3,400'

Taxes: \$2,200



This is a great equine facility. Box stalls, riding arena and pipe rails and corrals.



Water & Mineral Rights: Owners will convey all of the owned water and mineral rights appurtenant to Little Basin Creek Ranch. Water Rights shall transfer subject to all decisions of the Montana Water Court Adjudication proceedings.



LOCATION:

LITTLE BASIN CREEK RANCH: Located approximately 7 miles south of Billings, Montana.

BILLINGS: Located 7 miles to the north, Billings is the center of Montana's livestock industry. The International Airport in Billings is presently serviced by 5 majors airlines. Billings has two of the finest medical facilities in the north-west. Shopping, fine dining, theater and the arts make Billings the true hub of Montana.

RED LODGE: Red Lodge is about a 60-mile drive from Billings, take I-90 west to Laurel, then Hwy 212 south. Nestled against Montana's highest mountain peaks, Red Lodge is a place of extraordinary beauty and, wherever you turn, real smiles, genuine warmth and a welcoming, Western-style hospitality. A ski resort and ranching community with a colorful coal-mining past that looks onto 28 peaks rising over 12,000 feet. This charming alpine town is nestled in the foothills of the magnificent Beartooth Mountains and is surrounded by Custer National Forest. The Beartooth Pass has been described as the most scenic drive in America by CBS News correspondent Charles Kuralt.



Montana

Sonny Todd Team Editorial

We believe Montana is the “Best Last Place”. Montana plays in our minds that mythological West that all Americans love. It is the home of real legends, with real places and real people. It was a horn of plenty for the Native Americans, with prairies full of fat buffalo and clear mountain streams overflowing with trout and beaver. Montana evolved from the wilderness through the efforts of mountain men, gold miners, sturdy pioneers, as well as through a bloody struggle between competing cultures. Law and order came to the Montana Territory by the gun and hanging tree. It was Vigilante verses Outlaw, and often it was a fine line that separated the two. Montana is the West, home of the Cowboy and Cowponies, and endless horizons.

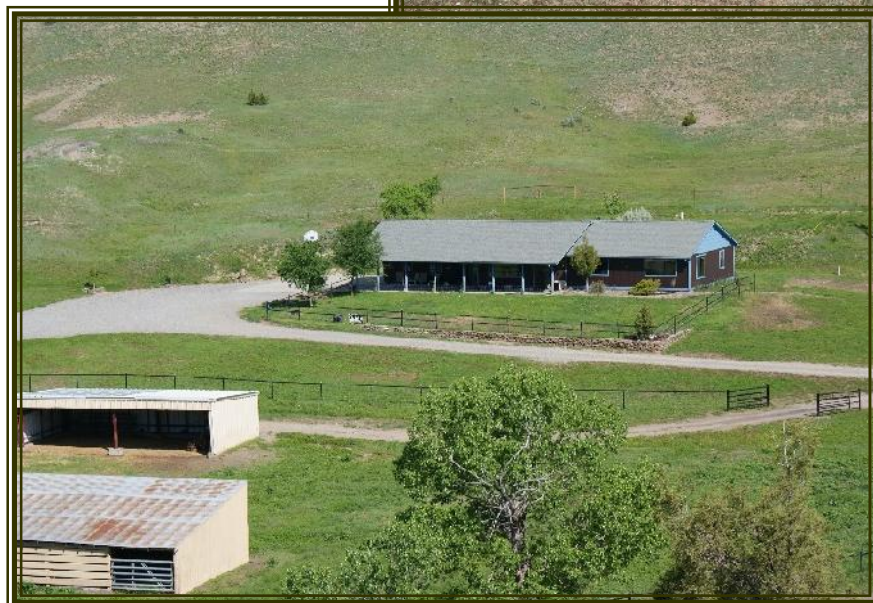
Montana is the land of snow-capped mountains, pristine wilderness areas, sparkling rivers and streams, and golden wheat fields all under 'The Big Sky.'

Welcome to "*The Best Last Place*," Montana.





The ranch style home has a big deck over the south side that helps keep the home cool.



A large shop also serves as a garage on the east side of the home. There are also some nice metal sided loafing sheds or livestock shelters.

The ranch headquarters is very neat and well maintained.



Everything about the ranch shows years of good stewardship and also pride of ownership.



Equine Center



The home has an inviting and comfortable feel.



Lots of light and space, plus the warmth of a wood stove on a natural rock hearth.

The home is aprox.
2548 sq. feet, 3 bedrooms
and 2 1/2 baths plus a nice
family room.



Riding arena in the horse barn plus
storage.



The garage/shop is
insulated and a well built
structure with steal frame
plus metal siding and roof.





Little Basin Creek Ranch
has a wide variety of
Montana terrain with
wide open views.



Lush creek bottoms



Rolling hills and 2 reservoirs





SUMMARY & CONCLUSION:

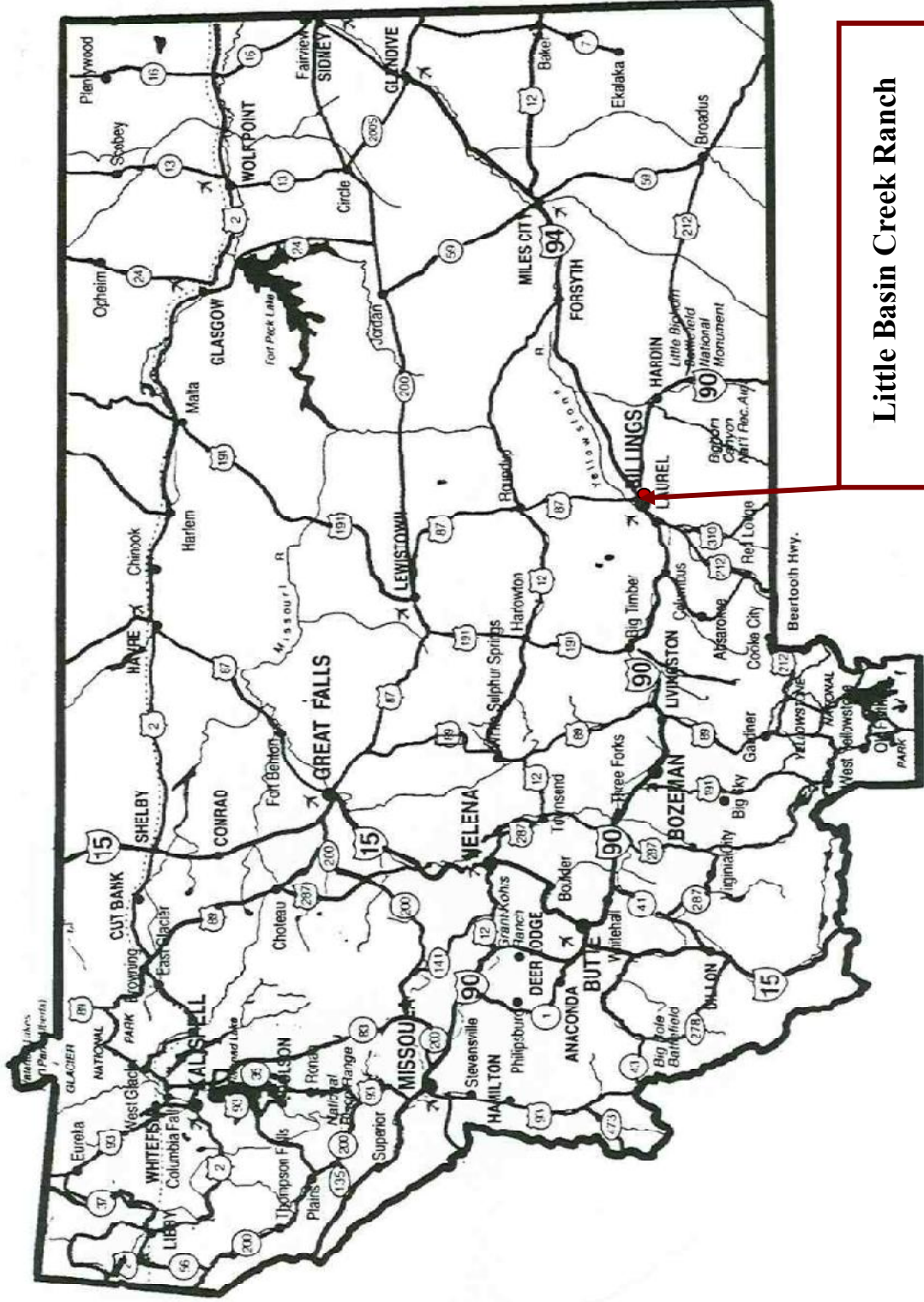
Unlimited outdoor recreational opportunities such as hunting, hiking, and horse back riding are just a few of the amenities Little Basin Creek Ranchette has to offer. This property has a great environment for raising livestock whether horses, cattle or wildlife. The lush creek bottom meadows and short hard grass on the plateaus provides the right nutrients for maximum growth and finish on any type of animals. It's close proximity to Billings, Red Lodge and Yellowstone Park makes Little Basin Creek Ranchette an ideal place to enjoy and relax in the best last place, Montana. Welcome to the land of the "Big Sky".

PRICE: \$1,150,000.

TERMS: Cash

Notice: The data contained herein was obtained from the owner and other sources deemed reliable, but is not guaranteed by agents. Prospective purchasers may be asked to provide a financial reference prior to a showing and are advised to examine the facts to their own satisfaction. This offering is subject to change of price and terms, lease, prior sale or withdrawal from the market, without notice.

Montana "The Best Last Place."



Little Basin Creek Ranch