



Silver Creek Ranch

Shadows of the Beartooths

Grey Cliff, Montana

\$800,000.

Offered Exclusively By:

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Silver Creek Ranch

Silver Creek Ranch is located in a quiet mountain valley bordered by pine covered rock bluffs on approximately 1,460+/- acres of Montana's Big Sky Country, approximately one mile of Silver Creek winds through the property, parallel to the historic Bozeman Trail. With the wide open spaces, privacy and seclusion that you will experience at Silver Creek Ranch, it is hard to believe that I-90 is only 6 miles away.



AGENTS NOTE:

Located halfway between Billings and Bozeman, Montana, approx. 17 miles south east of Big Timber, this 1,460 acre property has great upland bird, elk, and deer hunting. There is also a comfortable two story plus full basement home tucked away on the property. Telephone and electricity complete the usability of this Sweet Grass County hideaway.



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The varied terrain includes 1½ mile of lush creek bottom, valleys, tree covered hills and high plateaus.

DESCRIPTION:

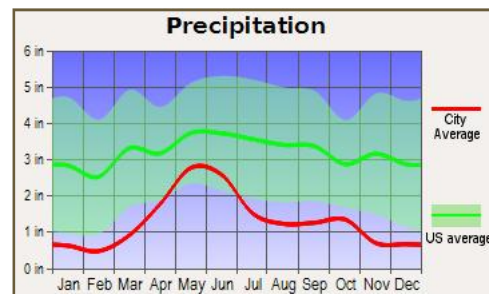
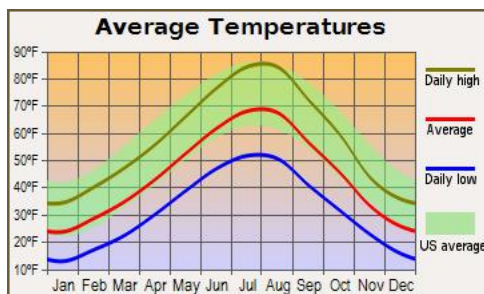
Acreage:

1,460+/- acres

Elevation:

4,100' - 4,700'

Taxes: Approx. \$2,000.



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



LOCATION:

SILVER CREEK RANCH: Located approximately 17 miles east of Big Timber, Montana in Sweet Grass County and 6 miles off of Interstate 90 on Bridger Creek Road.

BIG TIMBER: Located at the confluence of the Yellowstone and Boulder River, Big Timber is the Sweet Grass County seat and services as the support system to the areas cattle ranching community and recreation industry. The name Big Timber came from Lewis & Clark when they used the big Cottonwood trees along the Yellowstone River to make their dugout canoes for their journey south. Big Timber features a school system which offers K-12, clinic, nursing home, Medical Assistance Facility, optometrist, dentist, car dealership, barber and beauty shops, a quilt shop, churches, grocery and clothing stores, museums, art galleries, establishments offering fine food from the Frosty Freeze to the nationally acclaimed "Grand Hotel", motels, bed and breakfasts, movie theater, bowling alley and a paved airport capable of facilitating most any private aircraft. Big Timber has much to offer as a small comfortable Montana town.

BILLINGS: Located 73 miles to the east, 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 northwest. Shopping, fine dining, theater and the arts make Billings the true hub of Montana.

BOZEMAN: Located 77 miles west via I-90, Bozeman is the home to Montana State University. Bozeman is known as a year round recreation center. Fishing is a short distance away on the Gallatin, Madison and Jefferson Rivers. Bozeman's winter time sports feature skiing Bridger Bowl's legendary "Cold Smoke Powder" or a 45 mile drive to Big Sky, Montana's largest ski area and summer resort. For cross country skiing enthusiasts, this area of Montana features miles of groomed and unpacked cross country trails.



Montana

Sonny Todd Editorial

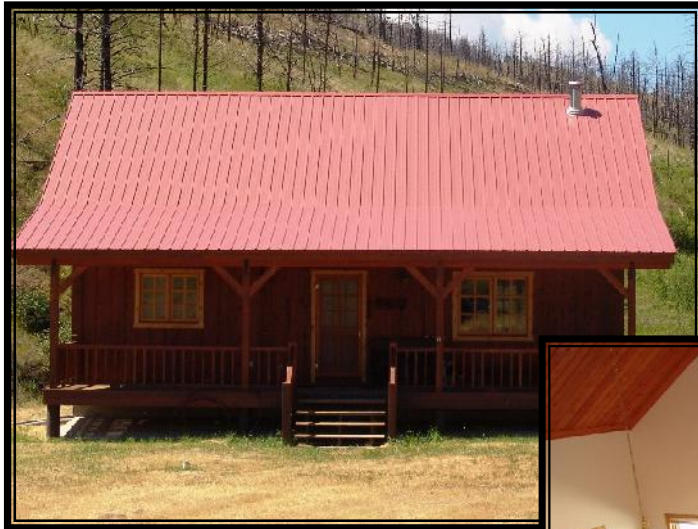
“The Best Last Place”

I 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”.



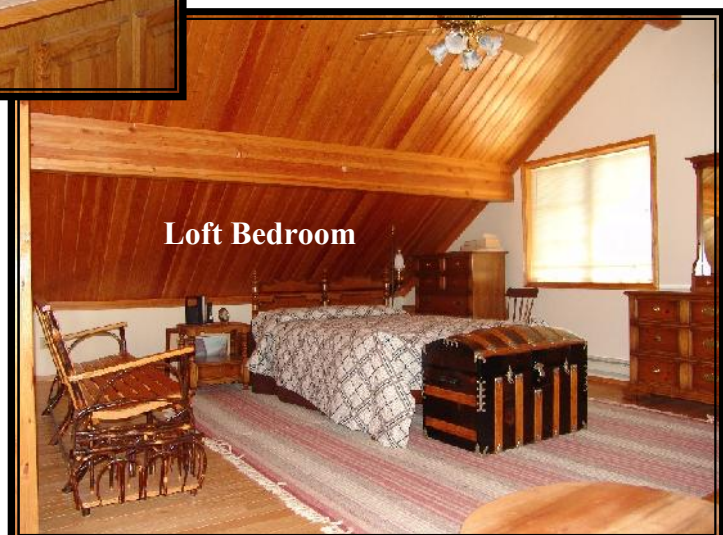


This small homey, cabin is a great getaway.



Kitchen & island

The Vermont Casting wood stove keeps everything comfortable cheery in the dining and living room.



Loft Bedroom



Front door & stairway to
loft area.



Cathedral ceiling in the dining,
kitchen and living room.



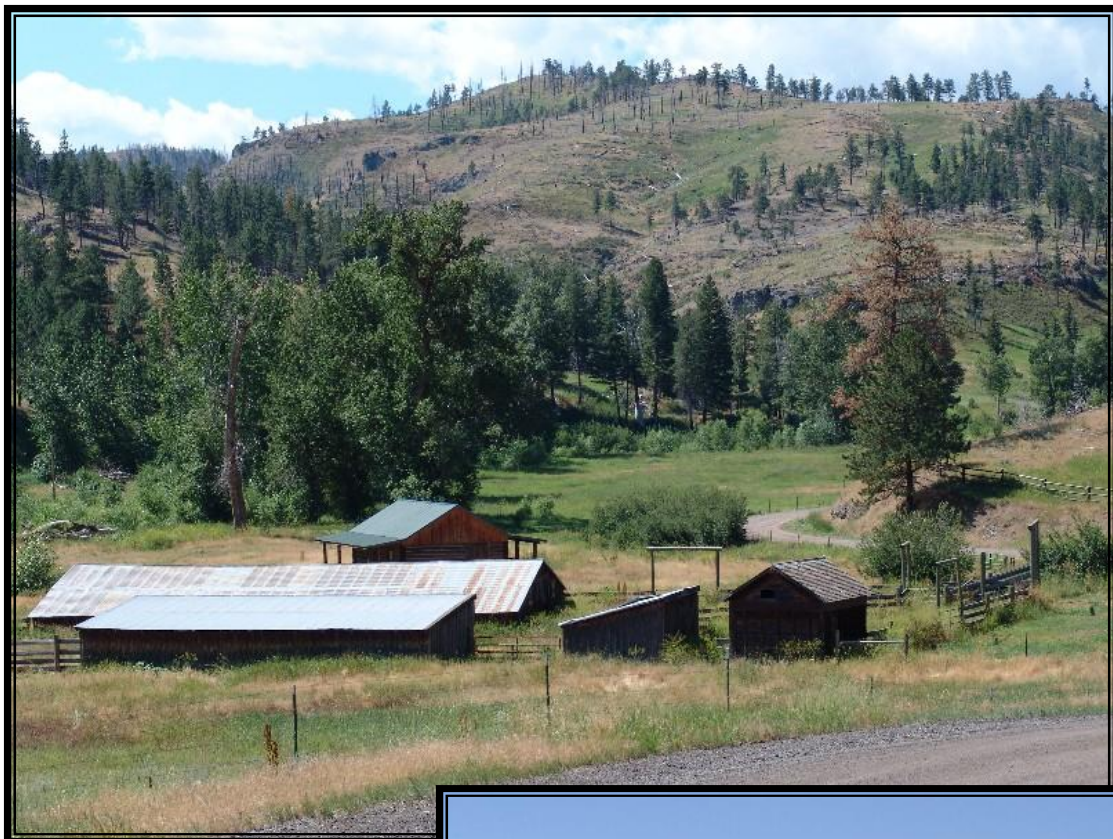
Master Bedroom

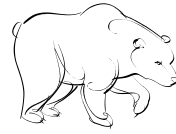


Looking north down Silver Creek..



The gray volcanic cliffs along Silver Creek.





A wide variety of Montana wildlife live on this property, including elk, mule and whitetail deer, turkeys, upland bird, plus ducks and geese. There's also bobcat, mountain lion and black bear.





SUMMARY & CONCLUSION:

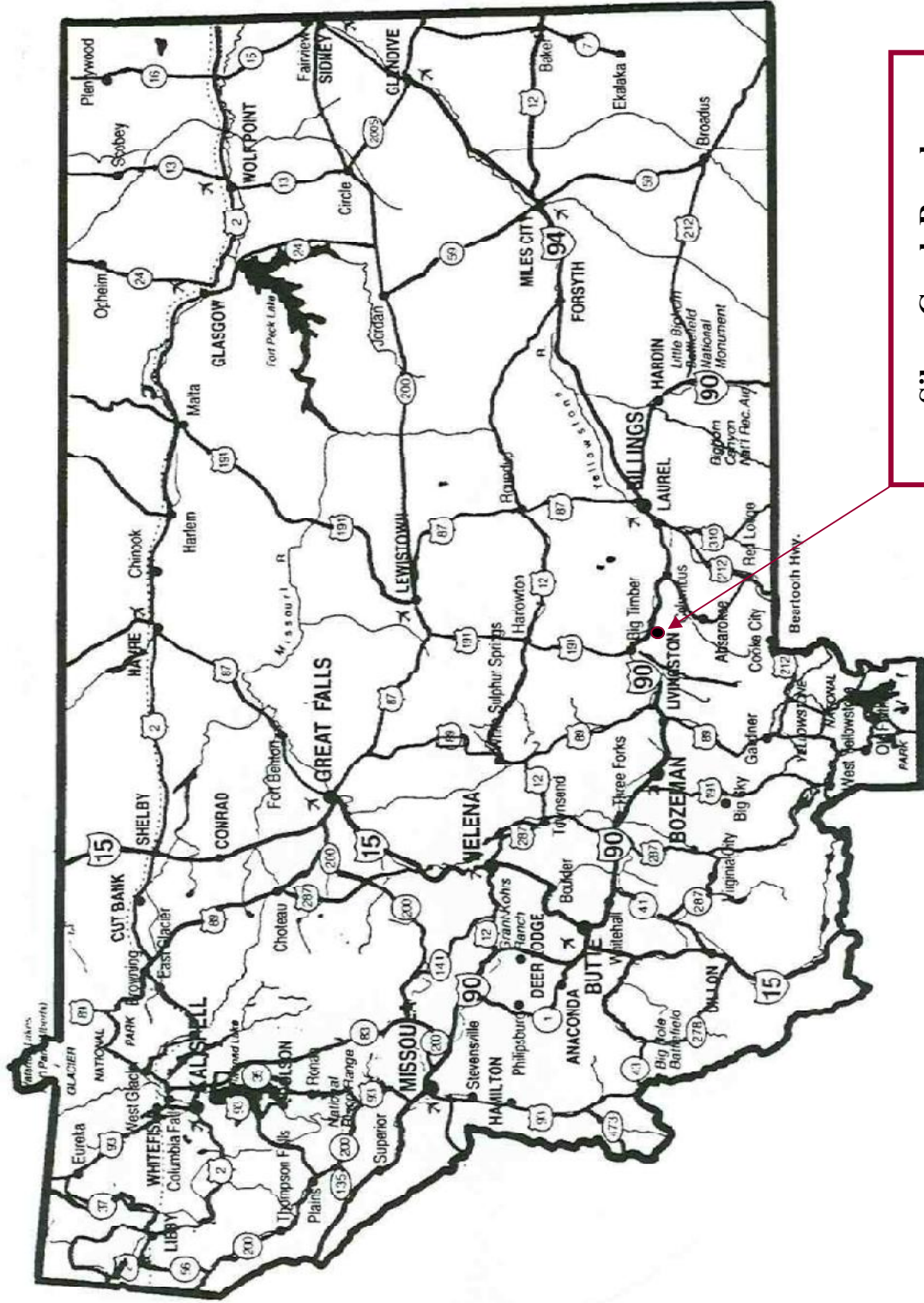
This is a great getaway for the fisherman, hunter or outdoors person. Private with lots of wild-life plus good year round access. Just an hour from the international airport in Billings, MT which is served by several different airlines. Once can easily do a day trip to the Yellowstone National Park or ski at Red Lodge, Bridger Bowl or Big Sky. The property not only has fishing and hunting, it is located in the heart of some of the best fishing, hunting and outdoor recreation in the northwest. Welcome to Montana and Sweet Grass County and one of the “Best in the West”.

PRICE: \$800,000.

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."



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