



Moon Creek Ranch

Miles City, Montana

\$2,500,000

Offered Exclusively By:

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Co-Listed w/Eastern Montana Land & Home



Moon Creek Ranch

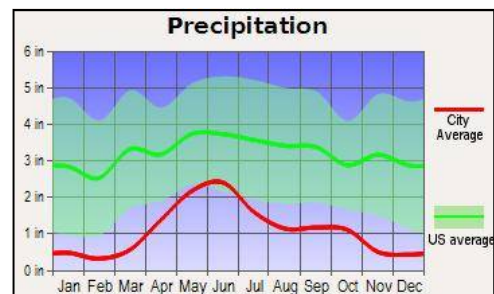
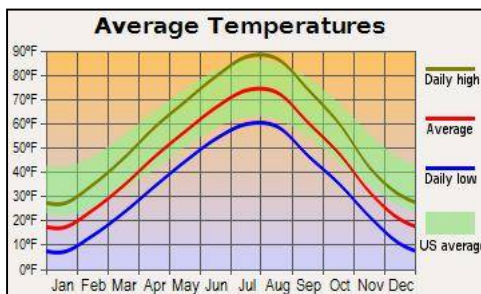


AGENTS NOTE:

This 6,225+/- acre ranch consists of 4,305+/- deeded acres and 1,920+/- acres of State Leases and a potential 1,280+/- acres of private leases. There are 4 reservoirs, 4 wells(1 windmill, 1 solar, 2 house/barn/cabin), pipeline and good springs. The ranch has a modest ranch house w/garage, guest cabin and multiple outbuildings used to run the cattle operation. Good county road access. Abundant wildlife on this property. Eastern Montana is known for its trophy mule deer and pronghorn antelope and the hunting on Moon Creek Ranch justifies this areas big game reputation. This property has varied topography from flat prairie to rough pine covered breaks with steep draws and coulees. If you enjoy the outdoors, big game, wildlife and upland bird, then Moon Creek Ranch might be just what you are looking for, offering a real unspoiled part of the "Best Last Place, Montana".



Sonny Todd
Cell (406) 930-6668

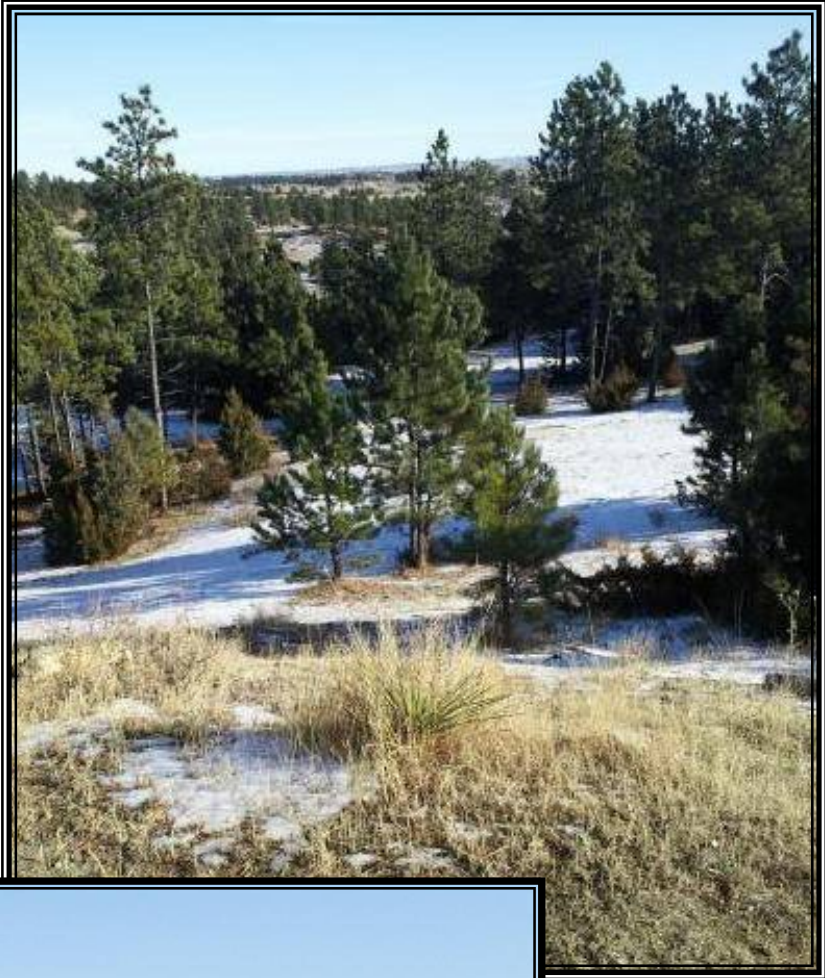


DESCRIPTION:**Acreage:**

4,305+/- Deeded Acres

1,920+/- State Leases

6,225+/- Total Acres

Elevation: 2,628'**Taxes:** \$2,682

The ranch has strong grass, good protection for cattle and great habitat for the wildlife.

Water & Mineral Rights:

All water and mineral rights, pertaining to subject property held by Sellers, shall transfer to Buyers at time of closing.



LOCATION:

MOON CREEK RANCH: Located 25 miles west of Miles City, Montana.

MILES CITY: Approximately 25 miles from the ranch, steeped in Western history, Miles City is the home of the world famous Bucking Horse Sale, a true Western town. Vast stretches of plains and badlands branch out in all directions. The Yellowstone and Tongue rivers flow unblemished in long sections. Once the horse trading and livestock center of the US, Miles City still has weekly livestock auctions and, once a year, puts on the Bucking Horse Sale for rodeo stock buyers and breeders. The pause that refreshes on a hot summer day is a dip in Miles City's unique outdoor municipal pool, a 'natural oasis' located next to the city park which is perfect for picnicking or just relaxing. Just a short distance from the pool is a recreation area with boating facilities. Plenty of fishing sites may be found along the Tongue and Yellowstone Rivers, and a number of reservoirs in the Miles City area are also available for fishing. A variety of other recreational activities are available: tennis, golf, bowling, racquetball, movies and river floating.

BROADUS: With a population of only 465 people, most people have never heard of Broadus. The town was originally considered a cowboy town until oil was discovered there. Today, Broadus is known for three things; cattle, oil and an excellent school system. Broadus is approximately 40 miles from the

BILLINGS: Located 189 miles to the west, Billings is the center of Montana's livestock industry. The International Airport in Billings is presently serviced by 5 major airlines. Billings has two of the finest medical facilities in the northwest. Shopping, fine dining, theater and the arts



Montana

Sonny Todd Team Editorial

“The Best Last Place”

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.'

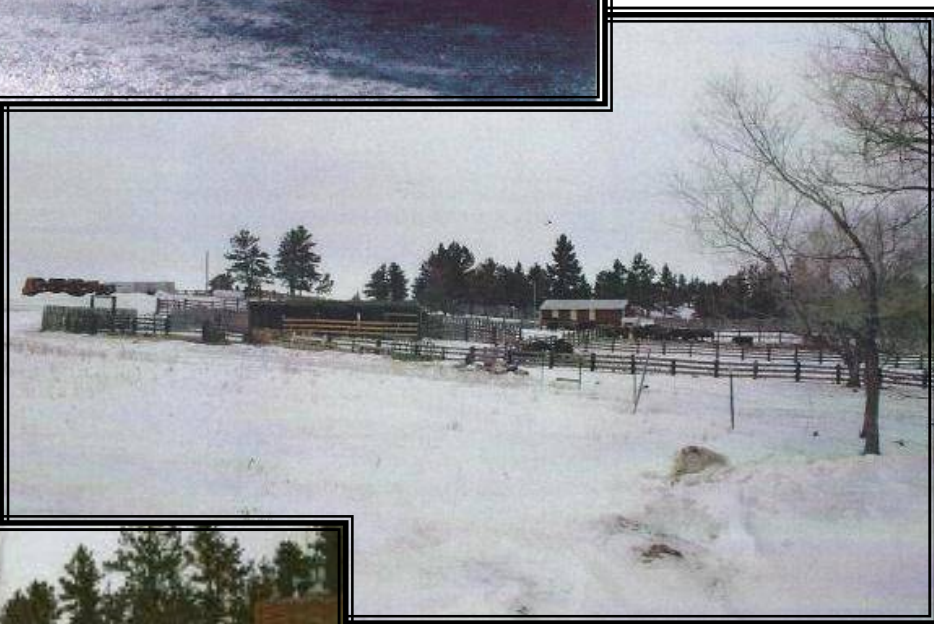
Welcome to "*The Best Last Place*," Montana.



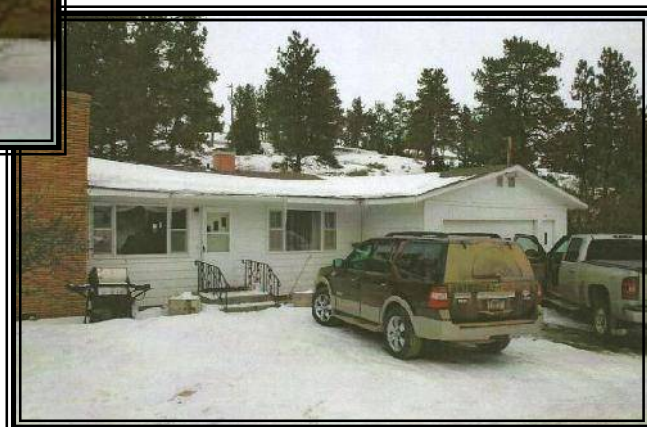


**Very private-
modest, remodeled
ranch home.
3BR/2BA
2,388 sq. ft.**

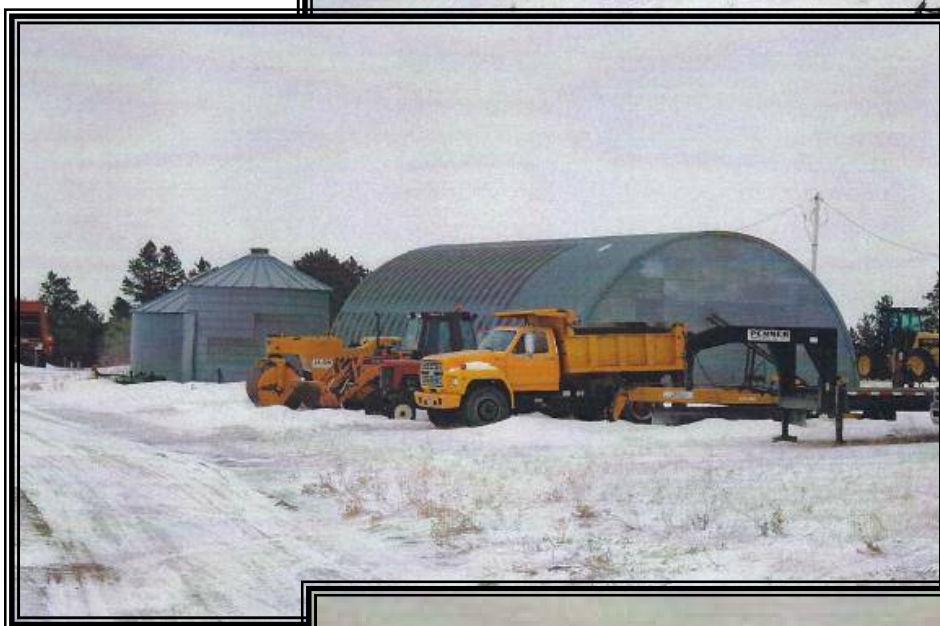
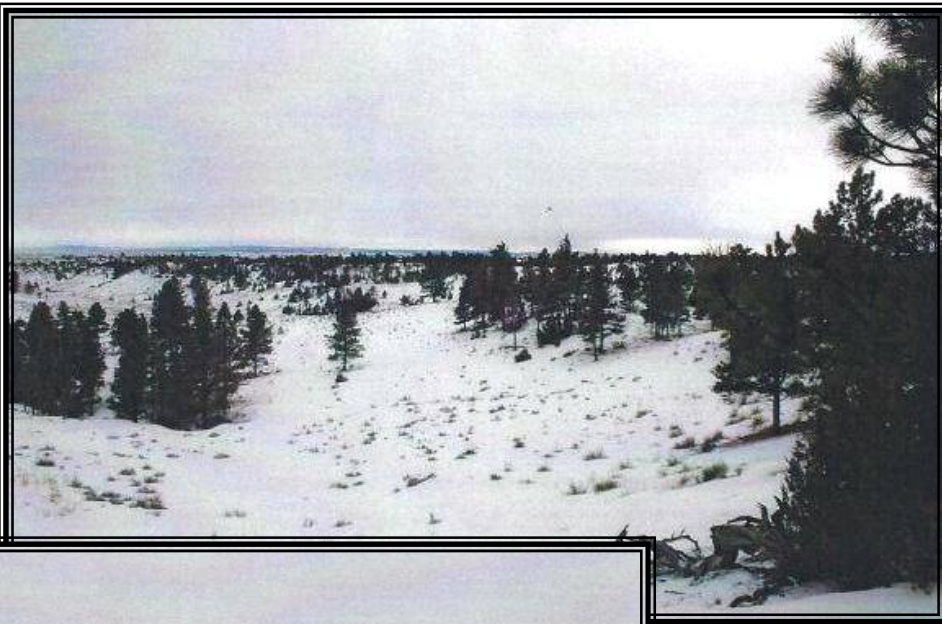
**Livestock
facilities**



Attached garage

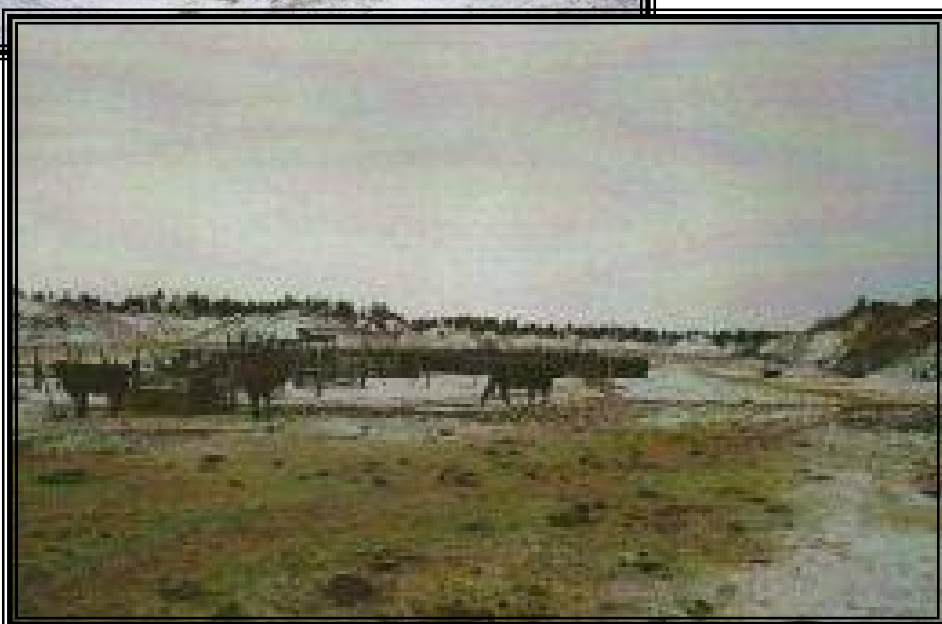


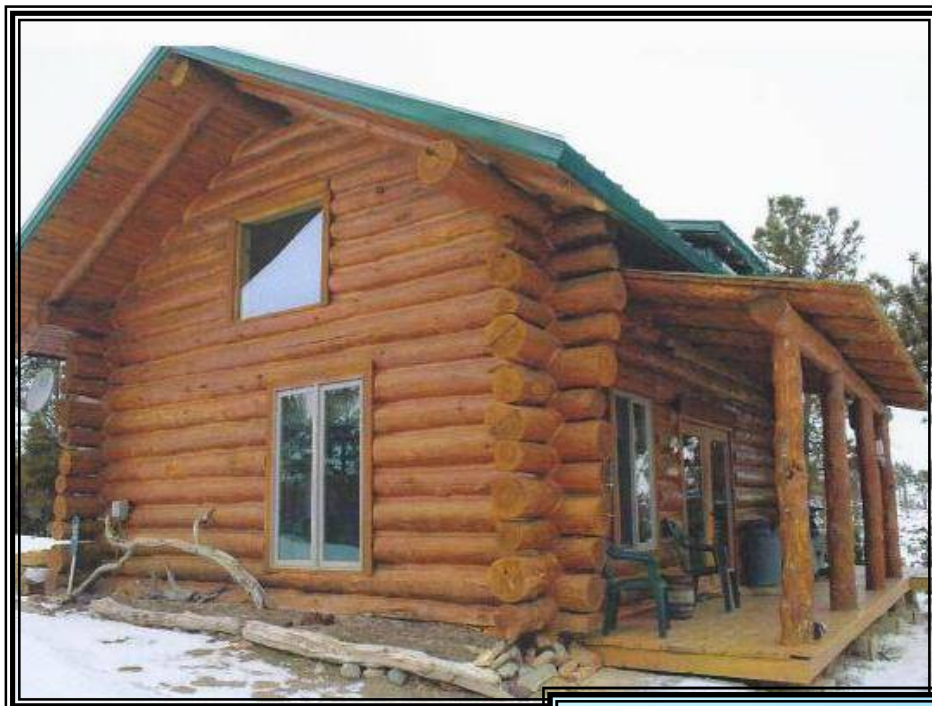
**A working cattle
ranch with strong
grasses & varied
topography
which is great for
the livestock &
wildlife.**



**Grain & machine
storage.**

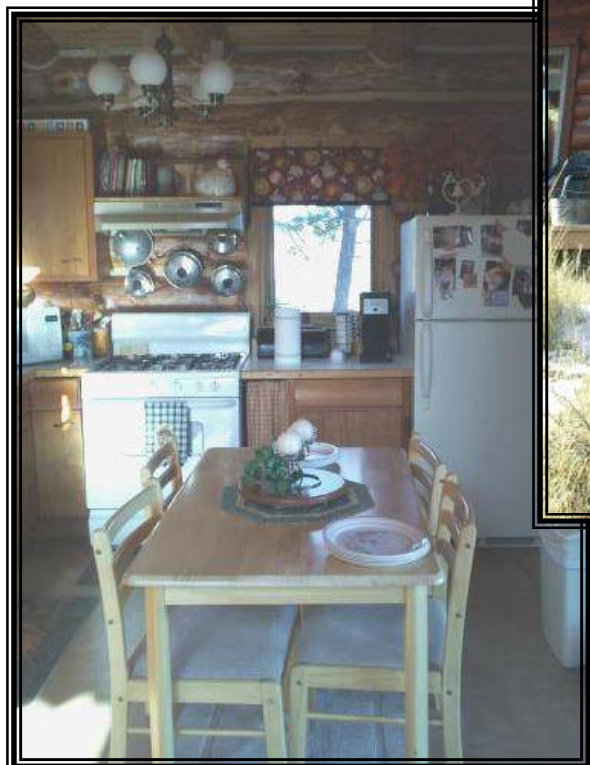
**Cattle winter feed-
ing area.**

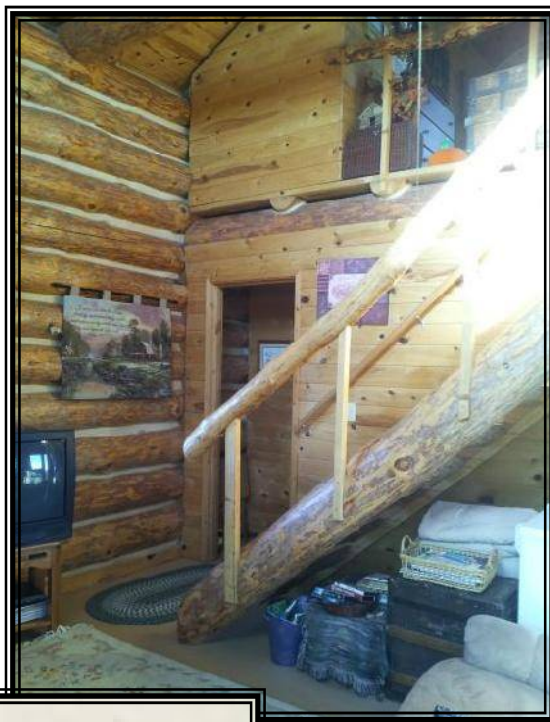




Great private get-away to enjoy a BBQ and the sun setting.

CABIN:
1 Bedroom
1 Bath
Deck





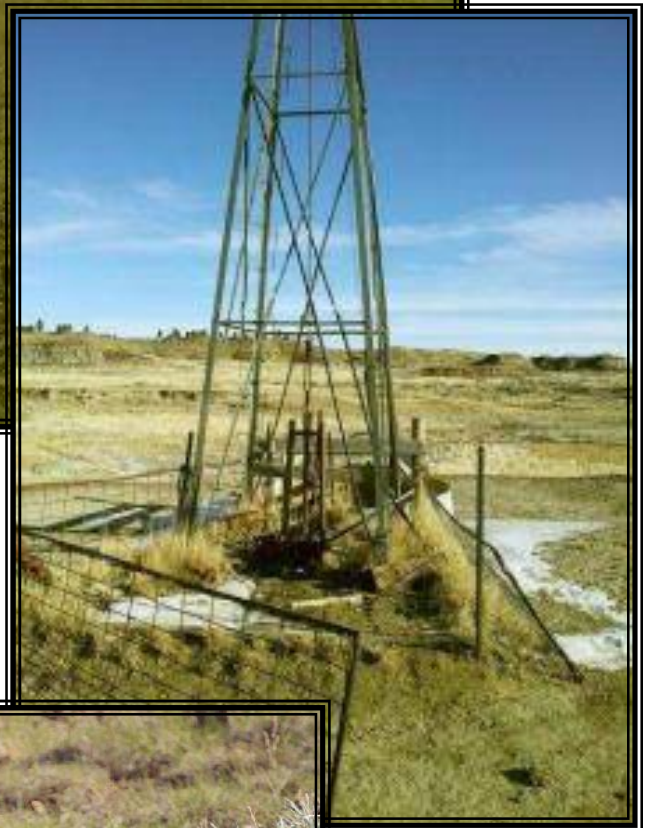
This is a very well constructed modern cabin. The setting is privately tucked away in the pines.

This cabin is a great place to get-away or use it as a guest house.





There are 4 reservoirs, 4 wells(1 wind-mill, 1 solar, 2 house/barn/cabin), pipeline and good springs.



There is abundant wildlife on this property.



SUMMARY & CONCLUSION:

Moon Creek Ranch is for someone that loves hunting and the great outdoors. Surrounded by other large ranches it has great access, however it is very secluded and private. This is a tremendous opportunity for the individual that wants a working cattle ranch and is looking for a getaway under the Big Sky of Montana. Just 45 minutes from downtown Miles City. Come join us and see what the “Best Last Place” has in store for you.

PRICE: \$2,500,000.

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."

