

CACHE CREEK RANCH



Offered by
FENTON ENTERPRISES
Ward Fenton, Broker
406-698-6183 406-967-2850

The Cache Creek Ranch is located on Highway 86 in the heart of the Bridger Mountains only 5 miles north of the Bridger Bowl ski area.



The terrain ranges from open grasslands and meadows to forested mountains with many springs and small creeks. The ranch includes a great mix of pine trees, aspen groves and willows.



The property offers spectacular views, abundant wildlife and fishing. The area is noted for outstanding hunting for elk, mule deer, whitetail deer, moose, bears, and mountain lions.





Cattle summer on the higher area of the ranch where there is an abundance of water and grass plus a plenty of shade from the trees in the area. Under these conditions the calves usually have very heavy weaning weights..





The ranch consists of 2,510 deeded acres with National Forest grazing permits that permit the owner to run 214 head of cows with calves on National Forest and deeded land that is not fenced separately from the National Forest.

The ranch location offers many year-around recreational opportunities. It is in the immediate vicinity of the Bridger Bowl ski area, Bohart Recreational Ranch and many snowmobile trails. There is world-class fishing a short drive in every direction in addition to the superior hunting in the fall.



- 30 minute drive to Bozeman & an international airport
- 160 miles to Billings, Montana's largest city
- 80 miles to Yellowstone Park
- 80 miles drive to Helena, Montana's capitol city



The views of the valley below the mountain area are beautiful and with a mix of farm land, hay ground , streams and trees it makes a wonderful environment for wild life.

This spectacular ranch has a prime location in a beautiful mountain setting with many recreational opportunities on the property. In spring and summer: fishing, hiking, horse-back riding, and pack trips. In fall and winter: hunting, skiing, and snowmobiling.

Blue ribbon trout streams such as the Madison, Yellowstone, and Smith Rivers are within an hour's drive. The outstanding Bridger Bowl ski area is only 5 miles away and the Big Sky ski area is 60 miles away. City services and airports are available in Bozeman, Livingston and Billings. The little town of Wilsall has a great flavor of the west and offers a good school K-12, groceries, fuel, restaurants and watering holes.

The Cache Creek property offers an opportunity to ranch and enjoy the western life in Montana.

Taxes: \$2530 Annually

Selling Price: \$10,345,000.

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NOTE: Information contained herein has been obtained from sources deemed reliable but cannot be guaranteed. Prospective buyers are advised to verify all information to their own satisfaction.

