



Coyote Springs Ranch

Stanford, Montana

\$1,250,000.

Offered Exclusively By:

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Coyote Springs Ranch



AGENTS NOTE:

This ranch is in the heart of it all! The property is perimeter and cross fenced. Nestled near the Little Belt Mountains, this 1,118+/- acre working cattle ranch offers privacy and hunting opportunities. It has bountiful, strong grasses with good water which provides excellent grazing for livestock and wildlife. There are beautiful views of the surrounding mountain ranges. Hiking, wildlife and boating are found nearby. The area has big game hunting and great bird hunting. This is a once in a life time offering in this area, located in the heart of Central Montana.



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DESCRIPTION:

Acreage:
1,118+/- acres

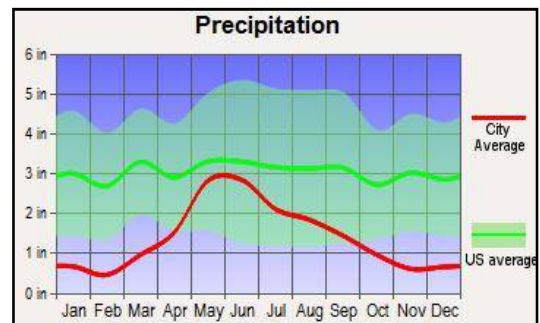
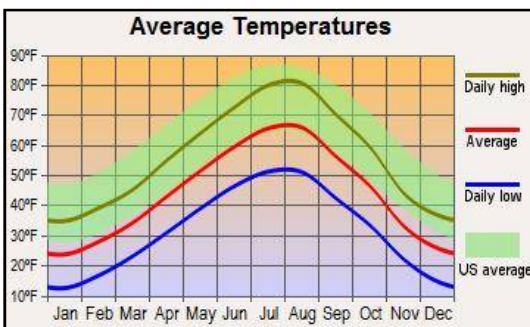
Elevation:
4,284'

Utilities:
Power and telephone.

Taxes: \$1,429



Square Butte



Water & Mineral Rights: All now held by owner will transfer.



LOCATION:

COYOTE SPRINGS RANCH: Located 1 mile east of Stanford. The property lies along the north side of the Little Belt Mountains. The ranch is approximately 108 miles southeast of Great Falls and 130 miles northwest of Billings.

STANFORD: Stanford is a county seat of Judith Basin. In 1880 Calvin and Edward Bower came here with a thousand head of sheep and acquired 100,000 acres. The Bowers named the settlement for their old home, Standfordville, in Dutchess County, New York. Stanford was a station on the Fort Benton-Billings stage route and a meeting place for cowboys from the Judith Basin Pool and other cattle companies who stock grazed the rich Judith Basin before homesteaders and sheepmen arrived. Stanford Public School serves approximately 100 students in grades K-12. Stanford Schools is a small class C school. Recreation opportunities abound in the nearby Lewis and Clark National Forest, Judith River Wildlife Management Area and Ackley Lake State Park. The Judith River Wildlife Management Area, at the edge of the Little Belt Mountains is a good place to view large elk herds in late fall and winter.

LEWISTOWN: An agricultural community located at the geographic center of Montana in the vast Judith Basin. The town features many well-preserved historic businesses and homes. Although mostly rolling prairie, farms and ranches, the Lewistown area features five beautiful mountain ranges, the Snowies, the Judiths, the Moccasins, the Belts, and the Highwoods from which grand 100-mile vistas stretch out below. Picturesque landscapes, mountain terrain, and small quiet towns typify the area.



Coyote Springs

JUDITH BASIN: Judith Gap is a low pass that forms the divide between the Musselshell and Judith rivers. It provided a convenient route for travelers moving between the Yellowstone River and Fort Benton on the Missouri. In 1877, Chief Joseph and the Nez Perce's came through Judith Gap, fleeing the U.S. Army. The Carroll Trail and early stagecoach routes also passed through the gap en route to the Missouri River. In 1904, the "Jawbone Railroad" (Montana Railway Company) built a section house north of present-day Judith Gap and called it Ubet, but when the Great Northern Railway embarked on completing the line, they moved the town site to the Olof Sandberg homestead. The first issue of the Judith Gap Journal, November 20, 1908, proclaimed Judith Gap "the fastest growing town in Montana," praising the climate and soils for growing wheat, oats, and barley. The Great Northern Railway established a locomotive shop and roundhouse in Judith Gap that employed 250 men. The town lost population during the drought of the 1920s and the depression that followed. Judith Gap's economic prospects soared in 2005 with the construction of a major wind farm, featuring 90 turbines generating 135 MW (enough to power 30,000 households), which has been touted as the most productive wind farm in the United States. The 260 ft. towers dot the agricultural landscape. Judith Gap, like the river and mountains, derives its name from Capt. William Clark's fiancée, Julia (Judith) Hancock. Elevation: 4,639 ft. Location: Wheatland County Latitude 46.67718124 Longitude -109.75184631

GARNEILL: The history is actually the history of Ubet and Garneill. Ubet sat on the Carroll Trail and at the crossroads of the Helena–Fort Benton and Billings–Great Falls roads. It received its name from A. R. Barrows, who, when asked if his place was the stage station and could accommodate travelers for the night, briefly replied, "You bet." When he applied for a post office in 1881, Barrows shortened his standard response to Ubet. In 1891, Frank Hassett platted and sold town lots near the Ubet school. He named this community Garneill in honor of the first couple to marry in the town—Garnette Currier and W. T. Neill. Being temperance-minded, Hassett sold lots with the proviso that if a business ever sold alcohol, the land would revert back to him. In response, civic-minded Ed Beach gave a piece of his land south of the townsite for the construction of a saloon. This resulted in the establishment of South Garneill. When the Montana Railway Company built its line, locally called the "Jawbone Railroad," through the area in 1903, it put a station a quarter mile west of Garneill and named it Ubet in honor of the old stage station. Businesses and the school relocated next to the rail line, and residents successfully petitioned the railroad to name the station Garneill. Elevation: 4,426 ft. Location: Fergus County Latitude 46.75249862 Longitude -109.75193786



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.

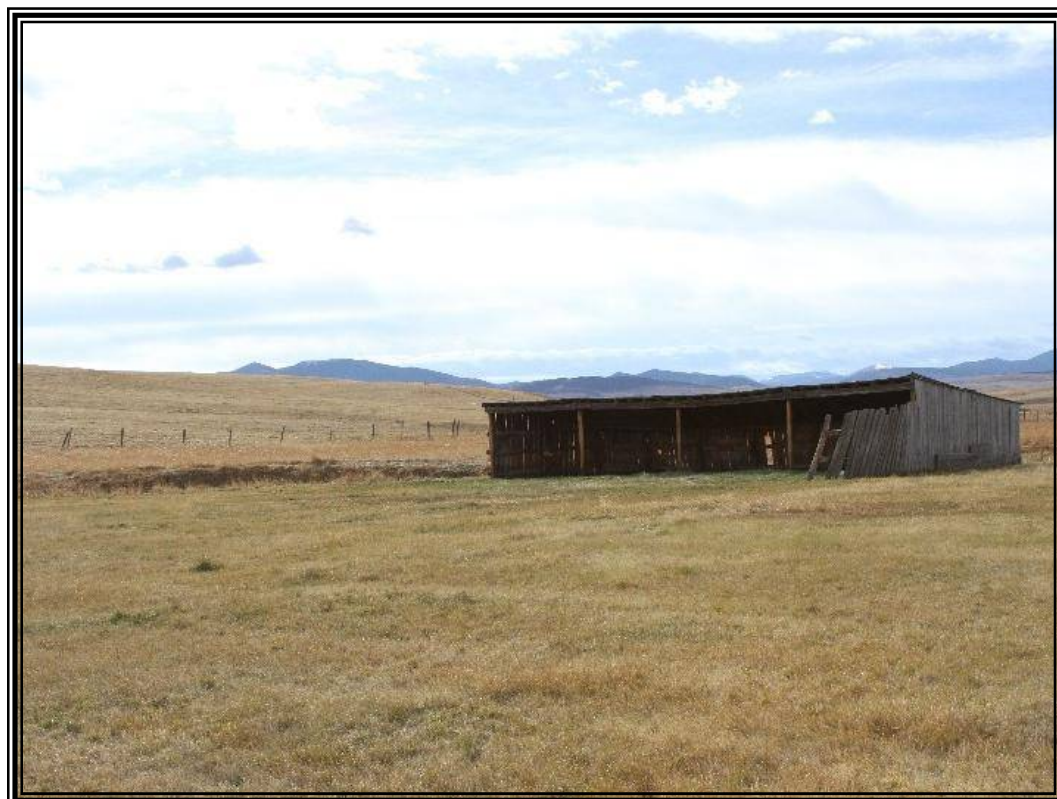
Montana is the land of snow-capped mountains, pristine wilderness areas, sparkling rivers and streams, and golden wheat fields all under 'The Big Sky.'

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



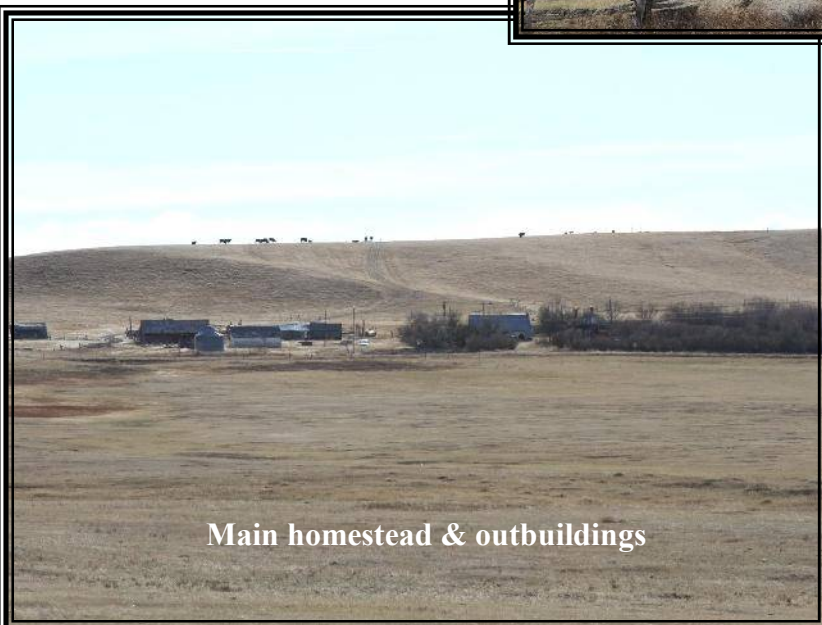


The ranch is Montana pretty, surrounded by 5 mountain ranges.



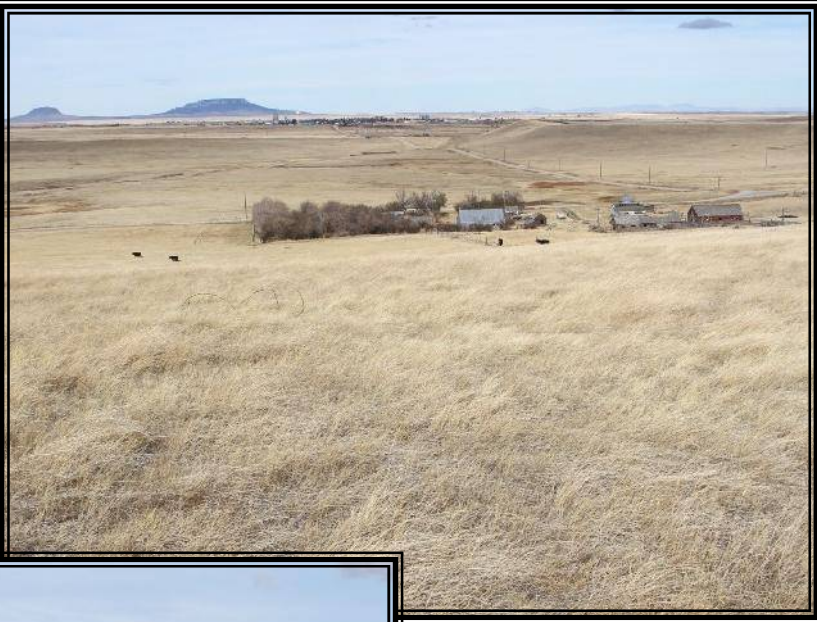


The grazing land is a mix of native grasses. There is good water in the coulees with spring fed reservoirs and springs on the property.



Main homestead & outbuildings

Coyote Springs Ranch has good water reserve for livestock, birds and big game.



Square Butte

We priced the property with no value placed on the improvements.







SUMMARY & CONCLUSION:

Some of the best fishing and hunting in Montana is found in Judith Basin County. The Little Belt and Highwood mountains have very good elk, deer, antelope and bird hunting. Big Spring Creek and The Judith River and many smaller streams and reservoirs provide good fishing and other recreational opportunities. There is abundant wildlife on the property.

PRICE: \$1,250,000.

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."

