

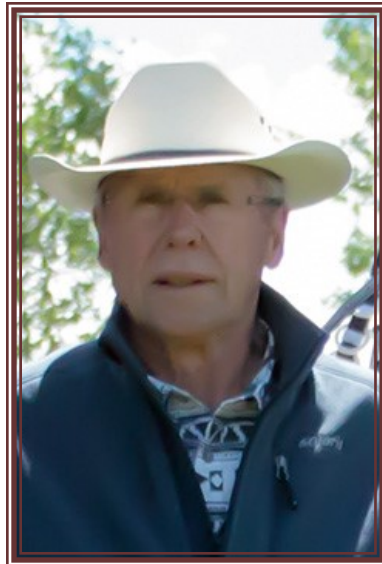
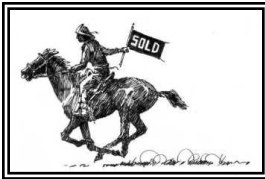
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# ***CREEKSIDE***

***877 Pryor Creek Road***

***Huntley, Montana 59037***

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**For additional details, contact:**

**Jacob L. Korell**  
**Broker / Owner**

**Member—Landmark of Billings**  
**1925 Grand Avenue, Ste. 144,**  
**Billings, MT 59102**

**Office: (406) 248-3101**  
**Cell: (406) 698-4600**  
**Fax: (406) 248-1633**

**E-mail:**  
**[Jake@MontanaRanches.com](mailto:Jake@MontanaRanches.com)**



## Creskside

**LOCATION:** Beautiful 132 acre country retreat and horse property on scenic Pryor Creek, peaceful and private with abundant wild life, room to ride and hike, yet close in, only 15 miles to downtown Billings, airport 19 miles.



**IMPROVEMENTS:** 3,200 + sq. ft. home is completely updated, including two spacious new additions with lots of windows. 3+ bedrooms, 2.5 baths plus plumbing for additional, guest suite with loft/sleeping platform/second kitchen, three fireplaces, tile floors, 16' x 28' patio room with wet bar, 14' x 28' sun room, mud room, closets and storage galore, great kitchen appliances plus second refrigerator, over-sized 2 car garage, ground source heat pump heating/cooling, whole house RO water filter system with 750 gallon storage, 4,400 gallon underground cistern storage, whole house attic fan, upgraded all attic insulation in 2016, Malarkey 50-year roof in 2014, garden, fruit trees, highway safe bridge to back of property and walking bridge to the north, both by Mackin Bridge.

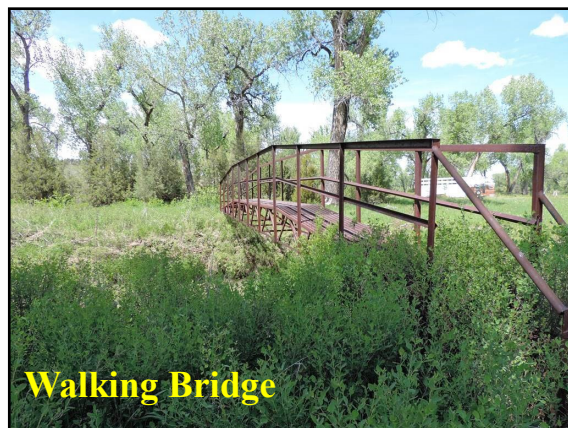
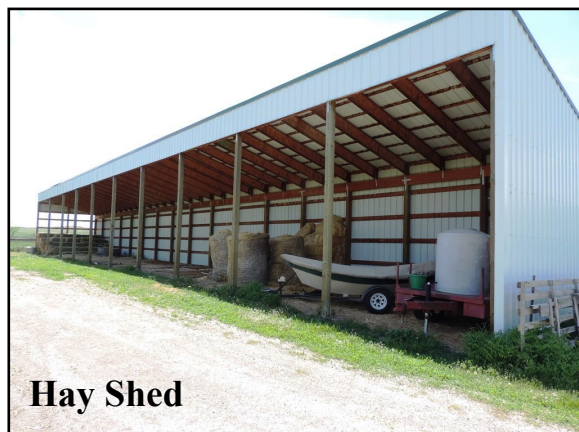


### Guest Suite





Improvements:





## Improvements—Arena:

Exceptional equestrian facility includes: 12 stall barn with outside runs, radiant heated indoor arena and barn, Kenco 24 hour fire monitoring system, 2 tack rooms, feed room, viewing room with crow's nest, wash bay, 7 grooming stations, shop, office, and several storage rooms.

Outdoor riding area with sand footing, spacious pastures and paddocks, hay fields, 9 loafing sheds, pipe pens, no-climb fencing, large hay shed, underground piping and risers for water reel irrigation on 32 acres.



**Arena-west end**



**Arena-east end**



**14' wide alley**



**Cross Ties**



**Viewing Room**



**Lean-to**

**WATER:** There are 2 wells on the property ranging from 20 to 35 GPM. There is a filed water right filed on Pryor Creek for 32 acres. Underground irrigation piping and risers for reel sprinkling. Pryor Creek meanders through the property. Much of the lower area is sub-irrigated.

**POWER:** Property serviced by Yellowstone Valley Electric Cooperative.

**REAL ESTATE TAXES:** \$4,721.94 for 2016.

**TERMS:** Cash to seller.

**PRICE:** \$1,700,000.00

**BROKER COMMENTS:** This property is truly one of a kind. Creekside Ranch has been operated as an equine & equestrian training center. It has all the facilities necessary for this type of operation. The setting along Pryor Creek is truly beautiful. If you have any interest in this property, you have to take a tour to appreciate it.



**NOTICE:** The information contained herein has been supplied by the owner to LANDMARK REALTORS and/or compiled by LANDMARK REALTORS from other sources believed to be reliable. All information contained herein is not guaranteed to be accurate, and the reader of this brochure should independently verify all such information, particularly the number of acres involved, the classifications of those acres, carrying capacity, estimates of production or yields, water rights, etc.



## Location Map:

