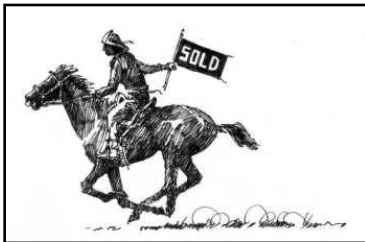

Huntley River Run Ranch

Huntley, Montana



For additional details, contact:

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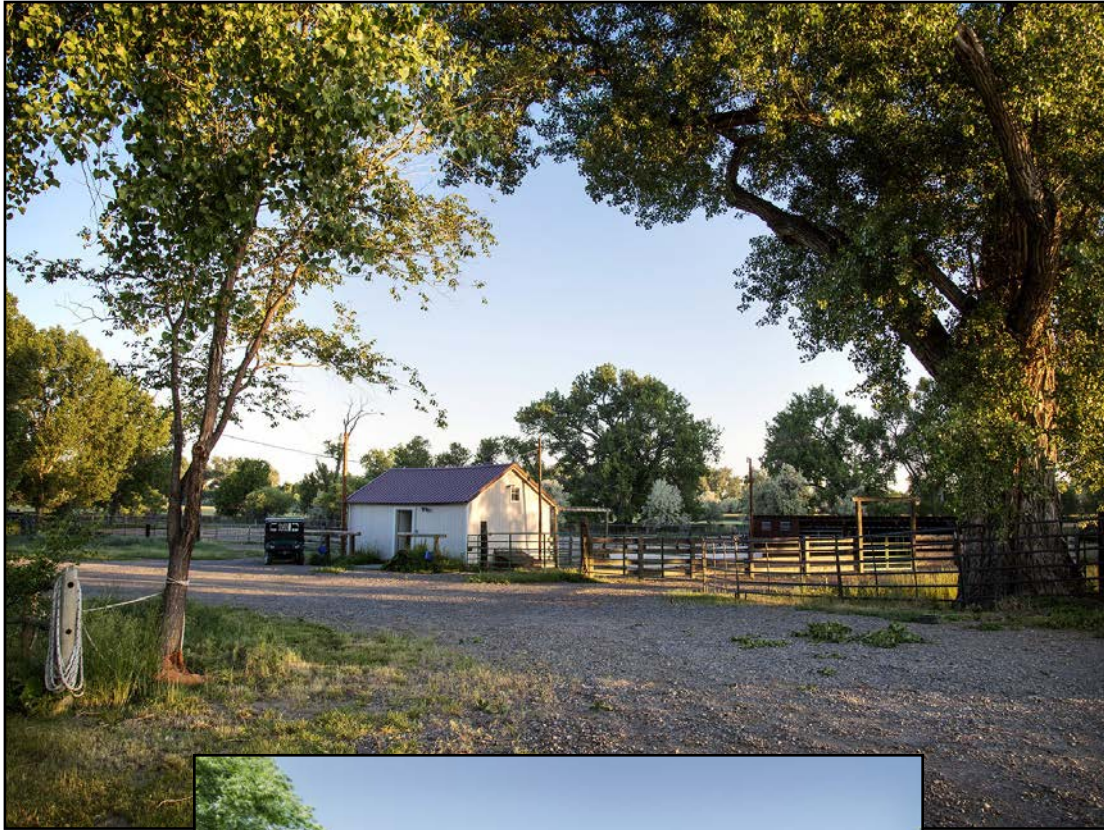
Cell: (406) 861-4558

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Huntley River Run Ranch

LOCATION: The Huntley River Run Ranch is located due north of the small town of Huntley, Montana, on the banks of the Yellowstone River. Just minutes east of Billings, MT, off Interstate 94.

ACCESS: The property can be accessed from North 2nd Road off of Highway 312 just east of the Huntley/Shepherd Bridge on the Yellowstone River.

AREA FEATURES: The ranch is only minutes east of Billings, Montana, Montana's major city with superior air service, restaurants, shopping, and medical.

Huntley is a sought after community for the schools, water with the Huntley Project Irrigation and recreation with one of only two 36 hole golf courses in the state with the Pryor Creek Golf Course.

ELEVATION: 3,022 feet.

CLIMATE: Huntley has a thirty year average rainfall of 14.18 inches annually.

WATER:

- House & outbuildings—domestic well.
- 60.15 acres of irrigation through Huntley Project Irrigation.
- Several live springs through the property providing water for livestock.
- A branch of the Yellowstone River meanders through the north half of the property.



IMPROVEMENTS: Main Ranch House—Built in 1990, 2,483 sq. ft., 3 bedrooms, 3 baths, bonus room, & double attached garage. Home was totally remodeled in 2013.

Main Level:

Kitchen:

- ♦ Hickory cabinets
- ♦ Jenn-Air double convection ovens
- ♦ Jenn-Air cooktop
- ♦ GE refrigerator/freezer

Master:

- ♦ Double vanity
- ♦ Jetted tub
- ♦ Separate shower
- ♦ Walk-in closet

Family room with floor-to-ceiling windows, custom rock fireplace, & door to patio

Upper Level:

- ♦ Two bedrooms with Jack & Jill bath
- ♦ Gas (propane) forced air heat / Central air

Other Improvements:

- ♦ Enter through coded privacy gate
- ♦ Old milking barn used for storage & equipment
- ♦ Tack room with power & water
- ♦ Livestock shelter with cattle head catch & pen
- ♦ Paneled roping arena with automatic roping chute
- ♦ Lead-up alley for arena has water gap to fresh spring water for livestock
- ♦ Corrals
- ♦ Root cellar
- ♦ Ritchie auto-water tanks



Main Ranch House:



Main Ranch House:



Other Improvements:



ACREAGE: Total Deeded Acres—151

- ♦ 60 Acres irrigated
- ♦ 6 separate pastures—most with five wire, good fences

Mixture of the following:

- ♦ Grass, level pastures, meadows
- ♦ River bottom, cottonwood, willows

WILDLIFE: Deer, ducks, geese, turkey, fish, pheasants



TAXES: \$5,577.21

PRICE: \$1,475,000

TERMS: Cash to seller.

BROKER COMMENTS: *Water—Wildlife—Roping Arena*—only minutes from Downtown Billings, MT. 151 private acres, of which, 60 are irrigated. Pride of Ownership shines throughout the 3 bedroom, 3 bath, two-story home and outbuildings. Enjoy a channel of the Yellowstone River flowing through the north half of the estate.



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.