
“Gem on the Judith River”

***216 Red Barn Road
Hobson, Montana 59452***



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“Gem of the Judith River”

Nestled in the heart of Central Montana’s Judith Basin on the banks of the Judith River lies the “Gem of the Judith”!

A Historic Ranch that has history dating back to the Cattle Barons of Central Montana. Famous Western Artists and Cowboy Charles Marion Russell was famously photographed on the ranch along with the Judith Wagon in the 1880’s.

Water—Water—Water

A mile of the Judith River meanders through the ranch with Courtney’s Creek flowing into the Judith providing abundant habitat for waterfowl, trout, and wildlife.

A must see Headquarters! The names sake of the private road leading into the ranch the 1886 Red Barn can be seen down the valley.

LOCATION: Eleven miles west of Hobson, Montana. The Old Cowboy Town of Utica, Montana in Judith Basin County.

- ♦ Billings, MT—148 miles SE
- ♦ Great Falls, MT—78 miles NW
- ♦ Lewistown, MT—34 miles E

AREA FEATURES: The “Gem on the Judith” is located in one of the States best areas for the outdoor enthusiast. The Judith River that drains out of the Little Belt Mountains to the west is part of the Lewis & Clark National Forest with some of the best trails, hunting and fishing in the State. The Snowy Mountains are across the Judith Basin toward the east. Ackley Lake State Park is seven short miles from the ranch—boating and fishing await.

ACRES: 740 +/- Total (Buyer to verify)

- ♦ 380 Deeded acres
- ♦ 360 State Lease

WATER RIGHTS: Eleven water rights including two Artisan wells one of which provides water throughout the buildings and livestock water. 100 gpm under 50 lbs. of pressure.



Courtney's Creek running into Judith River.



IMPROVEMENTS:

Main House: 7,660 sq. ft. (Buyer to verify)

- ◆ 4 Bedrooms
- ◆ 3 full bathrooms, 3 half baths
- ◆ Master Great Room with bar
- ◆ Executive Office space
- ◆ Bonus craft room
- ◆ Sun room / Gathering room
- ◆ Large heated 3 car garage with half bath
- ◆ Large yard with apple orchard, plum trees, chokecherry trees, and garden area



Main Floor—Continued:



Executive Office



Half Bath off office



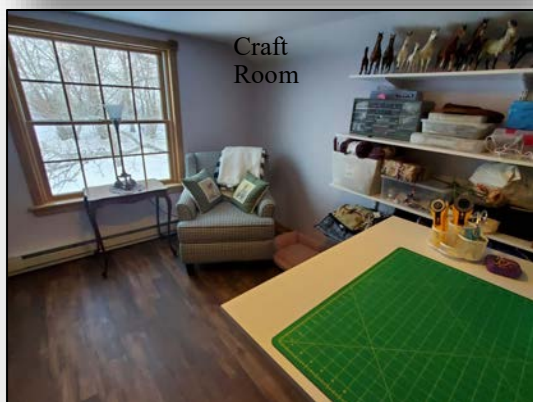
Master Suite—Bath, extra large walk-in closet, & patio door



Main Floor—Continued:



Loft & Upper Level:



Loft & Upper Level:



Guest Suite—full bath with jetted tub
and walk-in closet

All upper level bedrooms
have ceiling fans

Manager's House: 2,040 sq. ft.

- ♦ 3 Bedrooms
- ♦ 2 Bathrooms



Outbuildings:



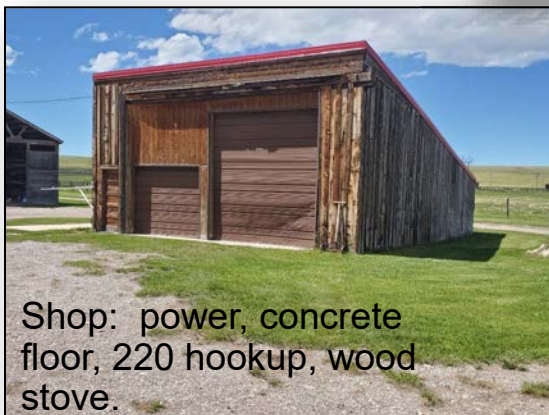
Equipment Shed / Feed Storage:
power, 3 concrete bays with slid-
ing doors.

1886 Historic Red Barn—loft area
and tack room





Livestock Barn:
power and lights



Shop: power, concrete
floor, 220 hookup, wood
stove.



Bunk House on the right
and
Pump House on the left.



Four Livestock Buildings: Divided into
8 separate runs with water and bunks



Livestock Shelter



Corrals with bunks, shelter, and geothermal water tank.



Very well fenced
and
Cross fenced.



WILDLIFE: Elk, moose, mule deer, whitetail deer, waterfowl, upland game birds, and pheasant.

MINERALS: Any that Sellers may own. **TAXES:** \$6,000.26 for 2020.

PRICE: \$2,950,000.00

TERMS: Cash to seller.

BROKER COMMENTS: “Gem on the Judith River” has something for everyone! From the fly fishing and hunting enthusiast there is abundant wildlife, waterfowl, and upland game birds. Fantastic facilities for a horse or registered cattle operation with an exceptional water supply. Located in one of the Last Best Places in the Last Best State—Montana! Seller is a licensed Real Estate Broker in the State of Montana.

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.