

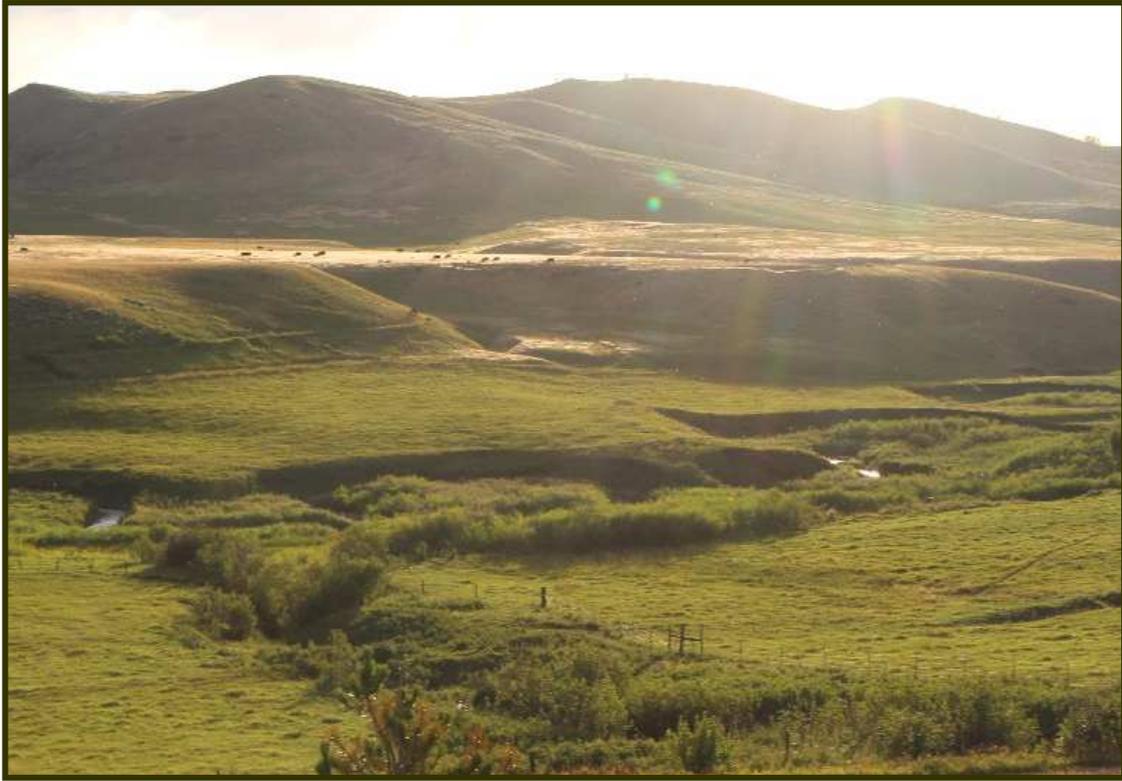
Butcher Creek Ranch

Roscoe, Montana

Reduced to \$1,650,000.

Offered Exclusively By:
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Butcher Creek Ranch



BROKERS NOTE:

Butcher Creek Ranch is nestled in a pristine rural setting in the shadow of the majestic snow capped Beartooth Mountains. This working ranch offers a harmonious balance between recreation and agriculture. Over two miles of Butcher Creek flows through the ranch and a spring fed one acre pond sits on the property. The pond and the creek are fishable, but there is potential to increase the fish habitat. Located off Highway 78, between the towns of Red Lodge and Roscoe, this ranch is easily accessible to great dining and the amenities needed for operation. The property encompasses 740+/- acres of foothills, creek bottoms and lush meadowlands. Generous water rights support about 100+/- acres of flood irrigation with potential to irrigate more. There is an abundance of habitat to support varied wildlife including elk, deer, antelope, pheasants, Hungarian partridge and traveling waterfowl. Water is plentiful on the ranch and this may one day be the most valuable component of land ownership in the Northern Rockies. This property includes a modest home, detached garage, and several outbuildings with panoramic views of the breathtaking Beartooth Mountains.



Logan Todd
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DESCRIPTION:

Acreage:

100+/- Irrigated

740+/- Total Acres

Elevation: 5,000'

Taxes: \$2,284

Home: 3,200 sq. ft.

4BR/3BA

Garage: 2 car detached
Several Outbuildings



Water & Mineral Rights: Owners are withholding owned mineral rights. All water rights appurtenant to Butcher Creek Ranch will transfer subject to all decisions of the Montana Water Court Adjudication proceedings.



LOCATION:

BUTCHER CREEK RANCH: Located just 5 miles southeast of Roscoe, Montana, with the splendor of the Beartooth Mountains in the back drop. The Absaroka-Beartooths are ancient mountains now protected by a wilderness area of the same name. These ranges start in south-central Montana southeast of Bozeman and run south into Yellowstone National Park. The Beartooth Highway bisects the mountains along the Montana-Wyoming border providing spectacular views while reaching an elevation of 10,947 at Beartooth Pass. There are ample opportunities for outdoor recreation here with numerous trails, lakes, and campgrounds.

ROSCOE: Roscoe is a small town halfway between (approximately 28 miles) Red Lodge and Columbus. Originally named Morris after a local family, the mail was often confused with the town of Norris. Therefore, the name was changed to Roscoe in 1905, after the postmaster's favorite horse. It is the gateway to East Rosebud Canyon and Lake. The Grizzly Bar is located on the East Rosebud River at the foothills of the Beartooth Mountains. The Grizzly Bar is known for its steaks and mouth watering Prime Rib. A wonderful dining experience in a beautiful location.

BILLINGS: Located approximately 74 miles to the northeast, Billings is the center of Montana's livestock industry. The International Airport in Billings is presently serviced by 5 major airlines. Billings has two of the finest medical facilities in the northwest. Shopping, fine dining, theater and the arts make Billings the true hub of Montana.

RED LODGE: Red Lodge, just 17 miles away, is a resort and ranching community with a colorful coal-mining past that looks onto 28 peaks rising over 12,000 feet. This charming alpine town is nestled in the foothills of the magnificent Beartooth Mountains and is surrounded by Custer National Forest. The 69-mile Beartooth Scenic Drive has dramatic switchbacks overlooking snow-capped peaks, glaciers, alpine lakes and plateaus. The Beartooth Pass has been described as the most scenic drive in America by CBS news correspondent Charles Kuralt.



Montana

Sonny Todd Real Estate Editorial

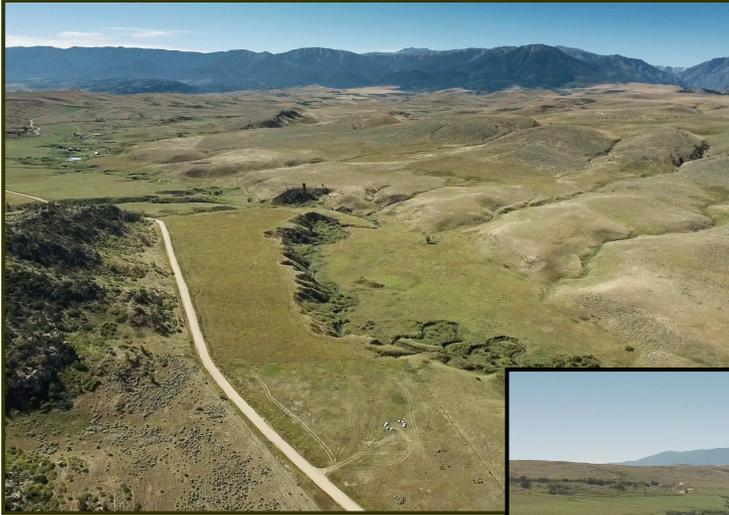
We believe Montana is the “Best Last Place”. Montana plays in our minds that mythological West that all Americans love. It is the home of real legends, with real places and real people. It was a horn of plenty for the Native Americans, with prairies full of fat buffalo and clear mountain streams overflowing 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.



A real rural Montana feel, with plenty of wildlife and unobstructed views of the Beartooth Mountains.



This ranch has the most beautiful and diverse terrain in Montana today. Fertile mountain valleys, evergreen and sage covered foothills, and plateaus provide incredible views of the Beartooth Mountain Range. Butcher Creek Ranch is very private, picturesque, and productive yet has easy year round access.

BEARTOOTH MOUNTAINS



SUMMARY & CONCLUSION:

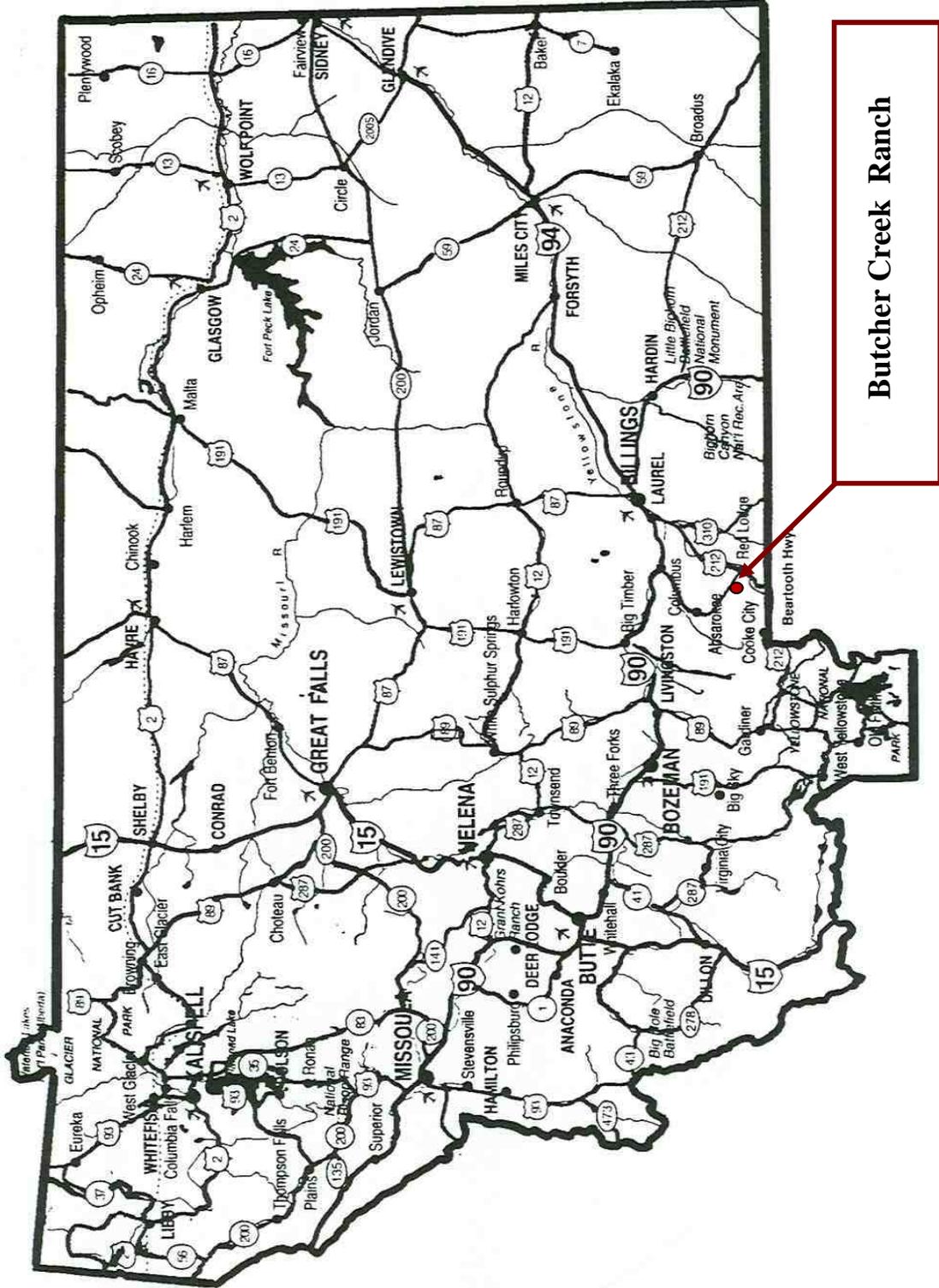
Butcher Creek Ranch contains 740+/- deeded acres offering the total Montana package. Over two miles of Butcher Creek runs through, productive irrigated meadows with magnificent views of the Beartooth Mountains. This neatly kept, well situated ranch has an unbelievable amount of Montana wildlife. Butcher Creek Ranch is an opportunity for the discriminating individual to own a pristine Montana ranch and to enjoy the benefits of years of conservation-minded stewardship. Two of the neighboring ranches are under easement so that this picture postcard viewshed will remain unchanged and natural. Own a piece of one of the most sought-after areas in “The Best Last Place”.

PRICE: Reduced to \$1,650,000

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."



Butcher Creek Ranch