



BEARTOOTH MOUNTAIN VIEW RANCH

Absarokee, MT | 6,516± acres
\$6,950,000



PROPERTY OVERVIEW

ENJOY BREATHTAKING
VIEWS OF THE ABSAROKA
MOUNTAINS AND 2.5 MILES
OF SPRING CREEK.



BEARTOOTH MOUNTAIN VIEW RANCH

Beartooth Mountain View Ranch has 6,516± total acres of strong grass country, breathtaking views of the Absaroka Mountains and 2.5 miles of Spring Creek running year round through the property. An easy-to-operate cattle operation that currently runs 200± pairs, along with the original farmhouse, barn and corrals, make this property a turnkey ranch. In addition, there are multiple building sites along Spring Creek as well as on high ridges to capture the expansive views of the Absaroka-Beartooth mountains.

The ranch offers abundant recreational activities and is located 10 miles west of Absarokee, MT and less than one hour from Billings, MT and Billings Logan International Airport. Abundant mule deer and upland birds inhabit the ranch, and the property is less than a 15 minute drive to the Stillwater River. Both culture and art is a short trip south to the Tippet Rise Art Center, and Red Lodge, MT, along with Red Lodge Ski Mountain, are 45 minutes away.

- Stunning views of Absaroka Mountains
- 2.5 miles of Spring Creek
- Current cattle operations runs 200± pairs
- Original farmhouse, barn and corrals
- Multiple building sites on high ridges
- Abundant mule deer and upland birds
- 6,516± total acres, 5,876± deeded acres with 640± acres State leased land
- 15 mins from Stillwater River
- 10 miles west of Absarokee and less than one hour from Billings, MT

INFO@WESTERNRANCHBROKERS.COM

708 N ROUSE, BOZEMAN, MT 59715


406.589.4160





THE LAND

BEARTOOTH MOUNTAIN
VIEW IS 6,516± ACRES
OF ROLLING MEADOWS,
WILDFLOWERS,
DRAMATIC BLUFFS AND
BREATHTAKING VIEWS
OF THE BEARTOOTH
MOUNTAINS.

 The strong grass country makes an ideal environment for a cattle operation. This area of Montana is known for its high protein grass and the property is well balanced for grazing and contains protected areas.

The ranch has a mix of barbed wire, cross and perimeter fencing.



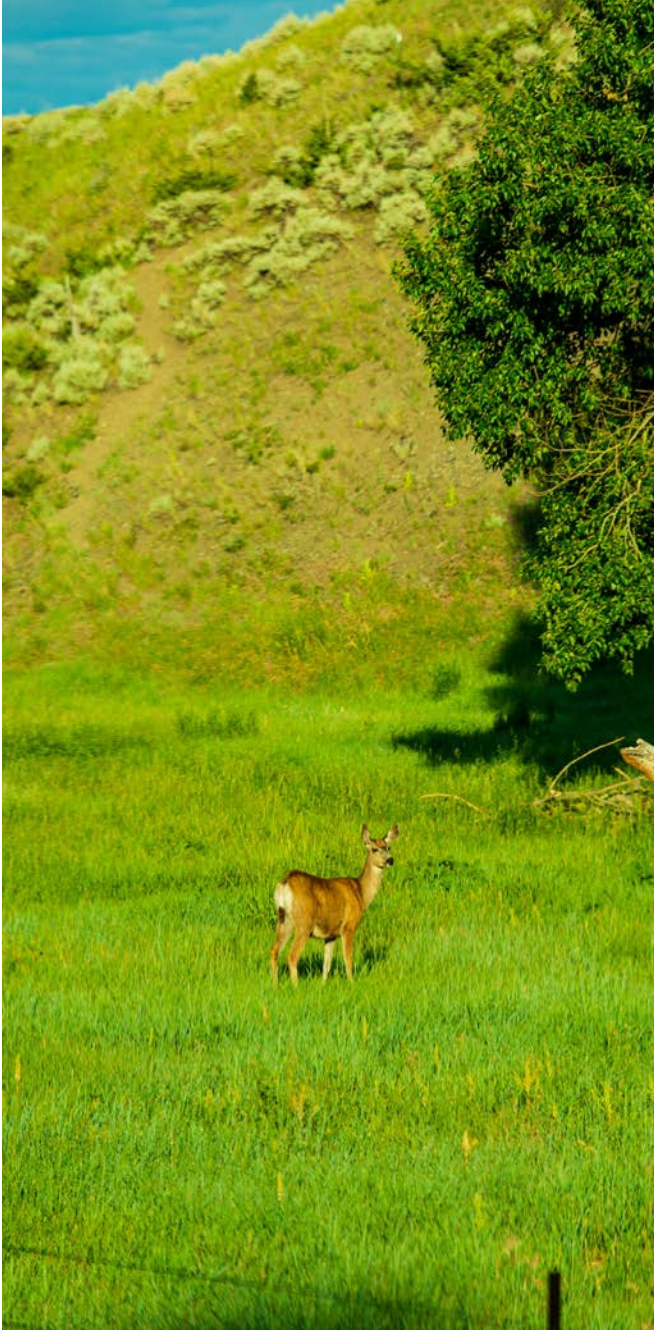
INFO@WESTERNRANCHBROKERS.COM

708 N ROUSE, BOZEMAN, MT 59715

406.589.4160



WESTERN
RANCH BROKERS



→ The original farmhouse from 1929 lies in the northern section of the ranch by Spring Creek. In addition, several outbuildings like a barn, sheds, corrals give the new owner a turnkey operation. For the new owner interested in building a new home, the ranch has several ideal building sites located on high ridges which offer outstanding views of the Absaroka Mountains.



ORIGINAL FARMHOUSE

INFO@WESTERNRANCHBROKERS.COM

708 N ROUSE, BOZEMAN, MT 59715

406.589.4160

**WESTERN**
RANCH BROKERS





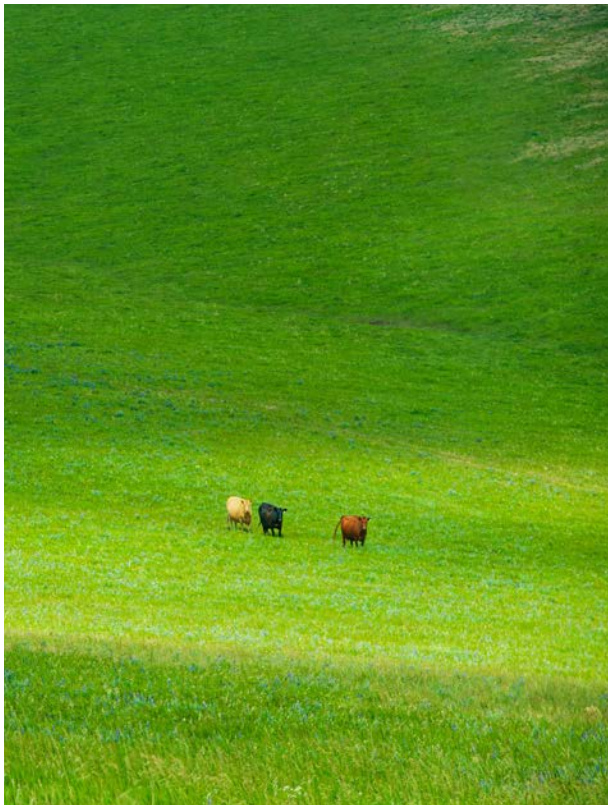
INFO@WESTERNRANCHBROKERS.COM
708 N ROUSE, BOZEMAN, MT 59715
406.589.4160

 |  | 


WESTERN
RANCH BROKERS



CATTLE OPERATIONS



The ranch will run 200+ head of cattle routinely utilizing the main pasture and the two outlying parcels.

Historically in the fall the ranch starts moving the herd south into the 'Big Pasture' which includes the State section. This area consists of 2000 acres of good grass country that was rested all spring and summer.

During an open winter the cattle can stay until February with supplemental protein sources. Very little hay is fed during open winters (200 ton) with the bulk being fed during the spring. Heavy cows have routinely been cut out of the big pasture bringing 20-40 head down to the bottom as calving draws near in late February into March leaving the bulk on native grass feed.

In winters with major snow or cold starting in late fall and continuing into spring calving season hay requirements increase to 300+ ton due to having the bulk of the cattle in the bottom.

Once calving is finished in early May the pairs are turned out into the spring pastures on the northside of the ranch - first in the branding pasture consisting of 720 + acres. After branding the cattle are moved to higher pastures where they remain until mid-June when they are then moved to the summer pastures. At this point the steer pairs are usually split into two separate pastures. In August 62 heifer pairs are moved to the National Forest under permit.

Spring Creek runs for 2.5 miles across the property. The creek provides water for irrigation and also has a private well.



INFO@WESTERNRANCHBROKERS.COM

708 N ROUSE, BOZEMAN, MT 59715

406.589.4160



WESTERN
RANCH BROKERS





INFO@WESTERNRANCBROKERS.COM

708 N ROUSE, BOZEMAN, MT 59715

406.589.4160



WESTERN
RANCH BROKERS





WILDLIFE

Enjoy extraordinary big game hunting and a sporting lifestyle with herds of record-class elk and mule deer frequently visiting the ranch and outlying parcels. Experience hunting access right outside your door and create lifelong memories taking world-class bulls.

INFO@WESTERNRANCBROKERS.COM

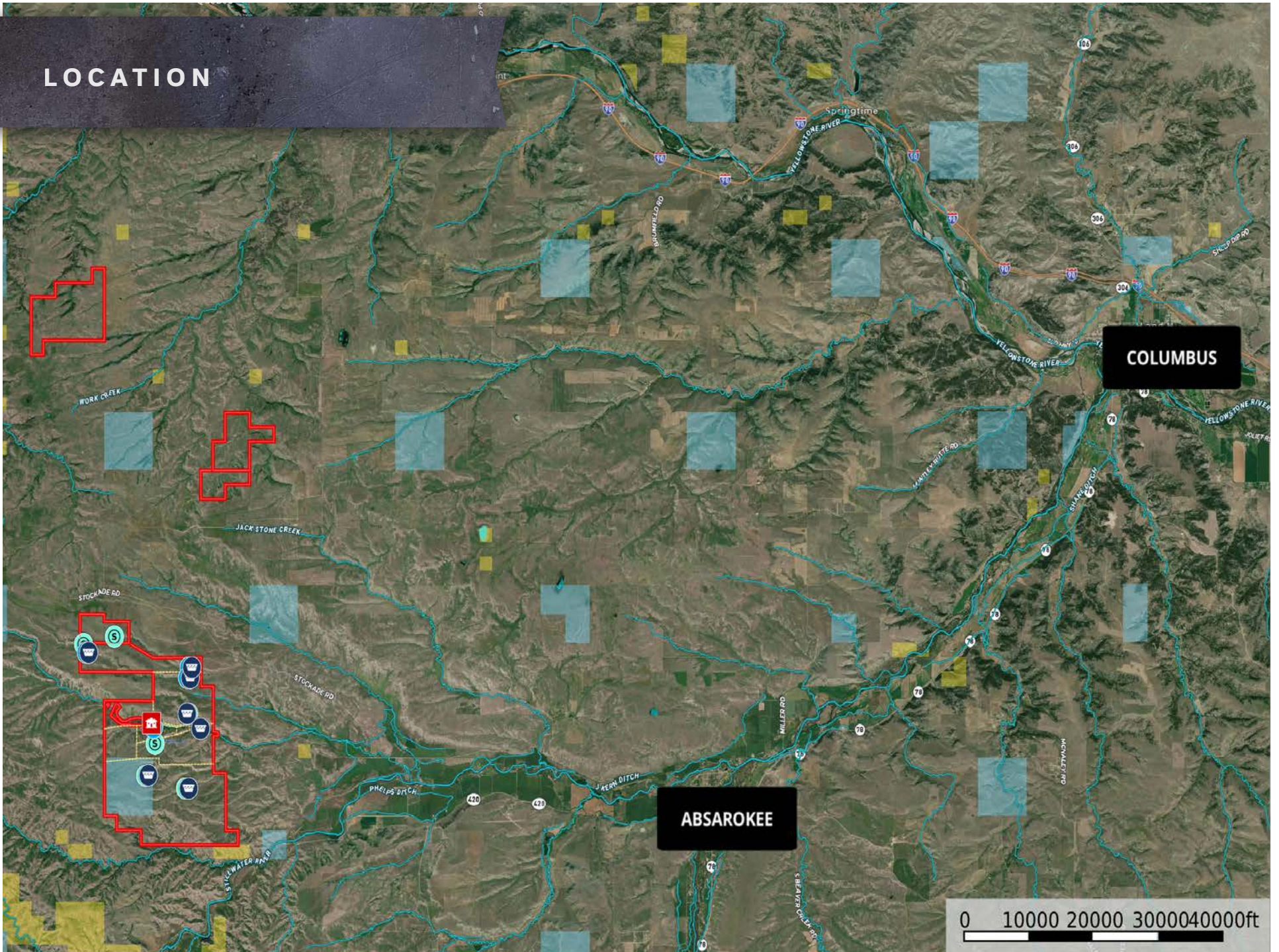
708 N ROUSE, BOZEMAN, MT 59715

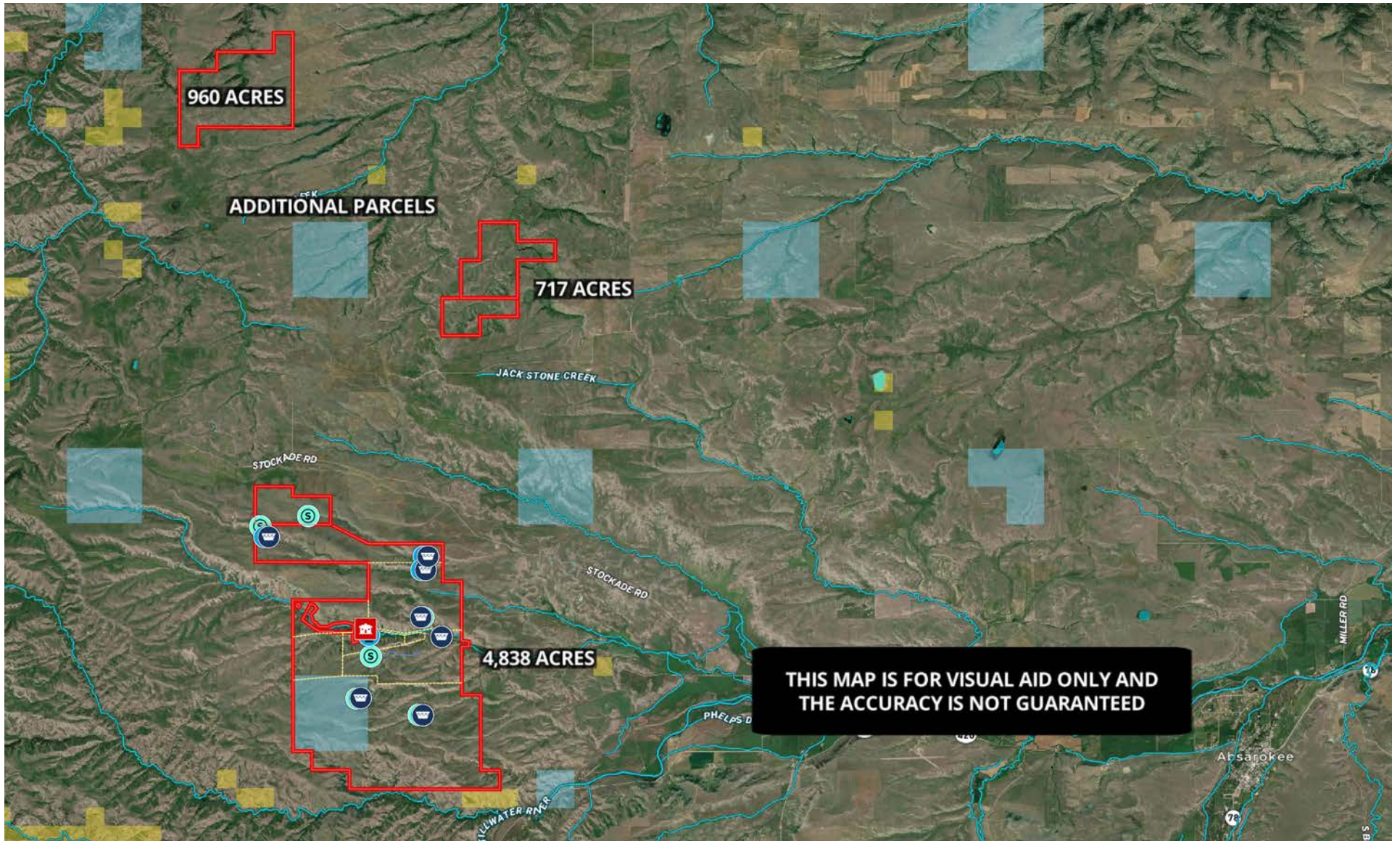
406.589.4160



WESTERN
RANCH BROKERS

LOCATION





PARCEL MAP

6516± total acres, 5876± deeded acres (640± acres State leased land)

INFO@WESTERNRANCBROKERS.COM
708 N ROUSE, BOZEMAN, MT 59715
406.589.4160

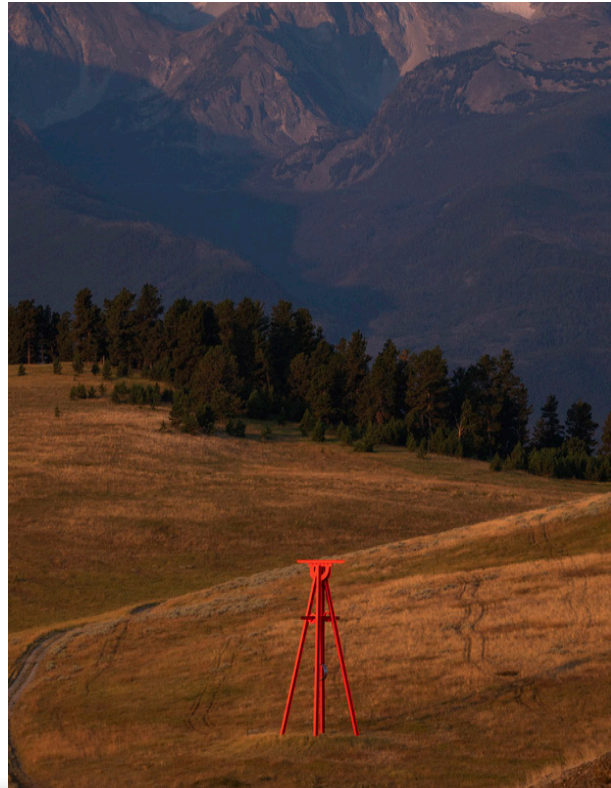
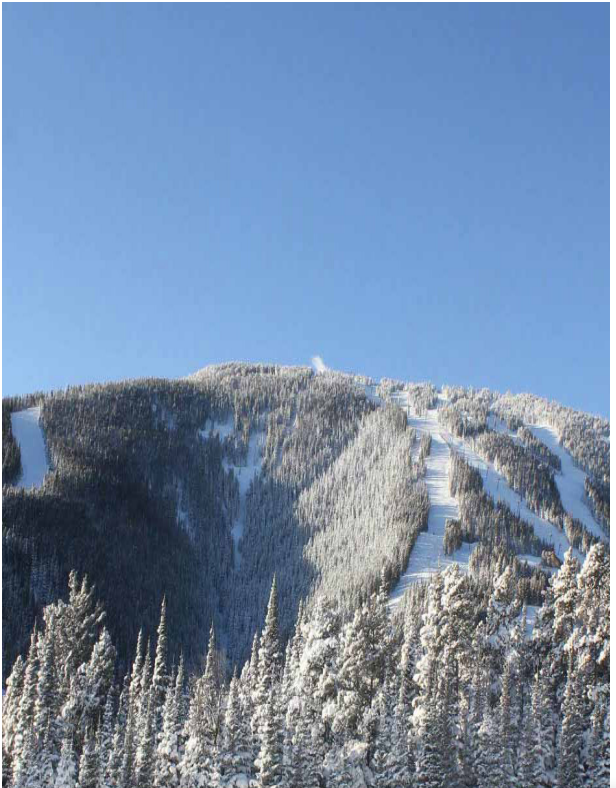


ABOUT THE AREA

The Beartooth Mountain View Ranch is 10 miles west of Absarokee, MT. Absarokee is a scenic, small community serving as a gateway to fishing, hiking, camping and outdoor exploration along the Stillwater and Yellowstone Rivers and the nearby Absaroka-Beartooth Wilderness. Fly fishing enthusiasts will enjoy the easy access to the Stillwater River, just a 15 minute drive from the ranch. The town of Absarokee has all the amenities you can expect, a gas station, grocery store and local shops.

Billings, MT is 1 hour drive from the ranch and there you will find a bustling city and the Billings International Airport. Billings is the largest city in Montana with a population of ~109,000 people. Whether you're looking for bronco busting rodeo action or the relaxation of fishing or hunting, you'll be in good company around Billings. Watch Montana's wildlife by grabbing your binoculars and heading to the plains or hiking in the mountains that surround Billings. Use Billings as a central point to the best western attractions, events, hospitality, shopping and cuisine. Beartooth Mountain View Ranch gives you privacy and seclusion while still providing easy access to larger cities and an international airport.





CULTURE, ART & MOUNTAIN TOWNS

Beartooth Mountain View Ranch is a short drive to the Tippet Rise Art Center, an unexpectedly but spectacular arts venue located near Fishtail, MT. Tippet Rise hosts concerts and performances with world-renowned classical musicians on its 12,000 acre working ranch that also features internationally acclaimed sculptures among its scenic landscape.

The ranch is also within 45 minutes of the town of Red Lodge, MT, known for its charming downtown, friendly eateries, small town brewery and one of the best downhill ski areas in Montana - Red Lodge Mountain. Red Lodge is also a gateway to Yellowstone National Park via the breathtaking Beartooth Highway, designated a national scenic byway.

INFO@WESTERNRANCHBROKERS.COM

708 N ROUSE, BOZEMAN, MT 59715

406.589.4160





YOUR LAND. YOUR LEGACY.

BEARTOOTH MOUNTAIN VIEW RANCH

- Stunning views of Absaroka Mountains
- 2.5 miles of Spring Creek
- Current cattle operations runs 200± pairs
- Original farmhouse, barn and corrals
- Multiple building sites on high ridges
- Abundant mule deer and upland birds
- 6,516± total acres with 5,876± deeded acres
- 640± acres State leased land
- 10 miles west of Absarokee and less than one hour from Billings, MT
- 15 mins from Stillwater River

OFFERED @ \$6,950,000

CONTACT

Jim Toth, (406) 539-2550, jim@westernranchbrokers.com

The information provided by Western Ranch Brokers for this property is subject to errors, omissions and is intended as a general guideline provided by sources deemed reliable. The accuracy of this information cannot be guaranteed and prospective buyers are encouraged to perform their own research. Offers are subject to prior sale, change or withdrawal without notice, and approval of purchase by owner.

INFO@WESTERNRANCHBROKERS.COM

708 N ROUSE, BOZEMAN, MT 59715

406.589.4160



WESTERNRANCHBROKERS.COM
{406}589.4160 • 708 N ROUSE, BOZEMAN, MT 59715
INFO@WESTERNRANCHBROKERS.COM


WESTERN
RANCH BROKERS


PureWest
CHRISTIE'S
INTERNATIONAL REAL ESTATE