

THE BIG SKY RANCH

9,978+/- ACRES | \$3,500,000 | NELSON RESERVOIR, MT



WWW.BIGSKYRANCHLAND.COM

PRESENTED BY

UC RANCH | **NORTHWEST**
PROPERTIES | REALTY & AUCTION
A Division of United Country Real Estate

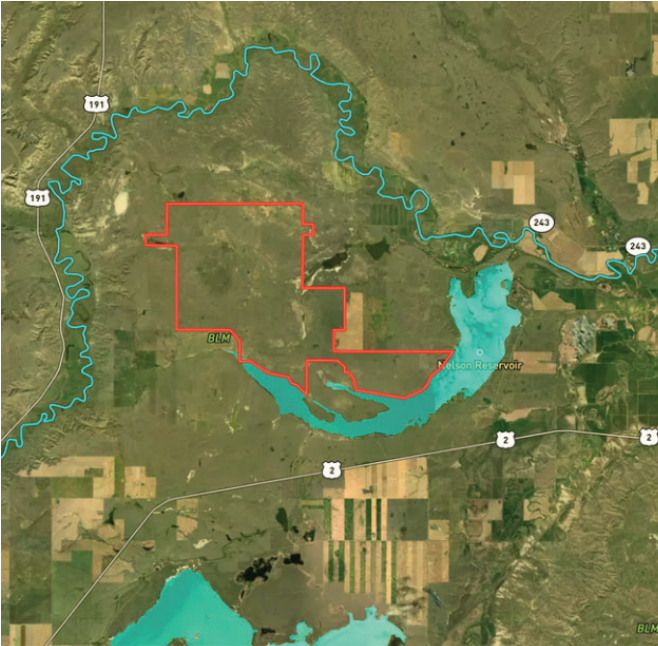
WWW.NORTHWESTREALTYMT.COM



THE TRIFECTA OF MONTANA LAND -- WILDLIFE, CATTLE RANCHING, AND WATER RECREATION

Imagine owning almost 10,000 acres of Montana's breathtaking landscape, where you can escape to the country to live the ranching lifestyle, embrace the wild, and create lasting memories for generations. This expansive property, surrounded by the tranquil Nelson Reservoir and Hewitt Lake National Wildlife Refuge, is your gateway to an extraordinary way of living on one of Montana's largest lakes.

The ranch was purchased in 2012 as an investment property and has been an active cattle ranch with over 300 cows and a positive cash flow since inception. For the outdoor enthusiasts, this is truly your playground! Enjoy family-friendly ATV excursions, thrilling hunts for waterfowl, deer, or peaceful fishing trips on the lake. The property runs adjacent to the Nelson Reservoir to the south and the Hewitt Lake National Wildlife Refuge to the east and ensures you're always close to one of Eastern Montana's largest bodies of water for world-class fishing, kayaking, boating, and swimming.



BIGSKYRANCHLAND.COM

- 9,978+/- total acres.
 - 5,190+/- deeded acres + 4,070+/- BLM acres
 - Deeded acreage includes 720+/- without a conservation easement and 4,471+/- with a conservation easement
- Positive cashflow investment cattle ranch with 1,800 AUMs with a carry capacity of 300 cows every six months
- Located adjacent to the National Hewitt Lake Wildlife Refuge and Nelson Reservoir
- Abundant wildlife including antelope, mule deer, waterfowl, and bird sanctuary
- A 20-min drive to nearby Malta, MT
- Major airports in Great Falls and Billings are within a 3.5-hour drive



UC RANCH | **NORTHWEST**
PROPERTIES | REALTY & AUCTION
A Division of United Country Real Estate

This isn't just a piece of land; it's a chance to build a legacy. Whether you want to continue to use it for cattle ranching or maintain it for recreational use, The Big Sky Ranch is a majestic parcel poised to leave a lasting imprint where you can craft your own story that will be told for generations to come. Contact one of our Ranch Specialists today to discover more about this incredible land opportunity.



TANNER ANDERSON

RANCH SPECIALIST & CO-OWNER
406.654.4473 | TANNER@NORTHWESTREALTYMT.COM
LICENSE #RRE-RBS-LIC-71195
NORTHWESTREALTYMT.COM



GARY ANDERSON

BROKER ASSOCIATE
(406) 654-4242
BARBNGAR@ITSTRiangle.COM
NORTHWESTREALTYMT.COM