

Stagecoach Trail Ranch

Big Timber, Montana



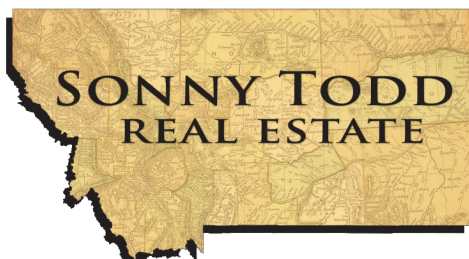
The Stagecoach Trail Ranch was once a corridor in the old west providing passage to travelers from Billings to Bozeman. Today this hunter's paradise also serves as a major corridor for wildlife between two large land holdings that harbor herds of Elk, Mule Deer and Antelope. Not only does it offer the aforementioned species but, also, it offers black bear, turkey, upland birds, and mountain lion.

The two parcel property consists of 1,280 +/- acres in total. Of this contiguous two section ranch, there is 160 +/- acres of dryland hay acreage with the remainder being lightly timbered filled draws and hills. The property gains elevation from east to west with spring fed tributaries carving out draws to the center of the property where the stagecoach trail was once located.

The old stagecoach trail is now part of the county road where the two seasonal tributaries flow towards until meeting the Deadman's Creek that flows west to east throughout the main property.

In it's current capacity it is a working ranch maintaining a balance of smaller ruminants and cattle. The headquarters of the ranch features the main 16'x80' 3B/2B modular home, homestead, barn, 7 additional outbuildings, and corrals. Additionally, there is a 2023 16'x80' 3B/2B modular home at the eastern border of the property.

\$4,250,000



Offered Exclusively By:
Sonny Todd Real Estate
301 West First Avenue, PO Box 828
Big Timber, Montana 59011
Office: (406) 932-1031



John Andras
(406) 670-5074

Stagecoach Trail Ranch



DESCRIPTION:

Acreage:

1,280 +/- Total Acres

Elevation:

4,380' to 4,800'

Taxes:

\$1,593 (2023 est.)

Main Home: Second Home:

1,280 sq. ft.

1,280 sq. ft.

3BR/2BA

3BR/2BA

Livestock Barn & Outbuildings



Water & Mineral Rights: All water rights and mineral rights appurtenant to subject property will transfer subject to all decisions of the Montana Water Court Adjudication proceedings.





Montana

Grandpa Sonny Todd's 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.





Summary:

The Stagecoach Trail Ranch offers a multitude of opportunities at big and small game. It has historically been maintained as a self sustaining, easily ran livestock operation with adequate improvements. It is easily accessible 12 mile drive via the Greycliff exit from Interstate 90 to the headquarters of the ranch or 9 miles from Reed Point, MT. The old stagecoach trail is now the maintained county road that bisects the property running east to west. The road and trail systems on the ranch offer ease of access to traverse the terrain. Following the county road is the Deadman's Creek that runs throughout the property nearly year round. The topography, springs, and surprisingly diverse terrain of this contiguous holding enable it to thrive as a wildlife oasis that is situated between two large estates. To complement this, it also excels with its locale, has ease of access, terrain, and water. This ranch affords a unique opportunity to own a productive hunting property in South Central Montana. Come join us for a tour of the Stagecoach Trail Ranch in "The Best Last Place".

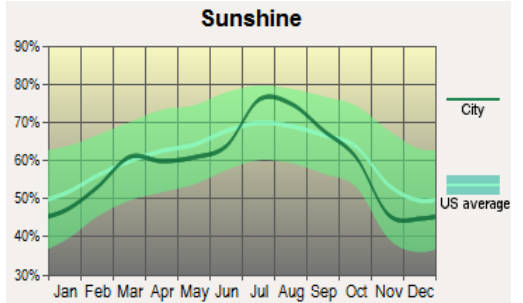
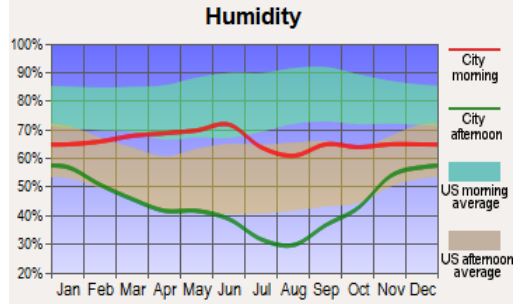
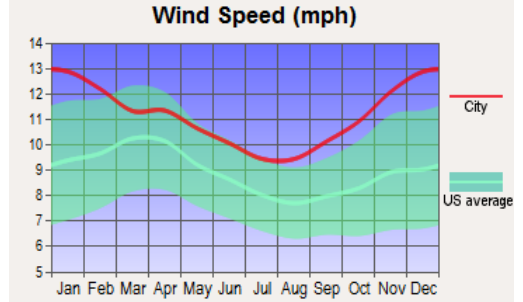
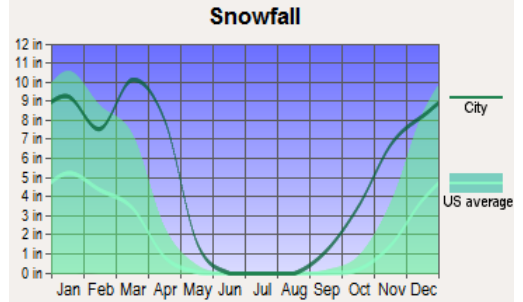
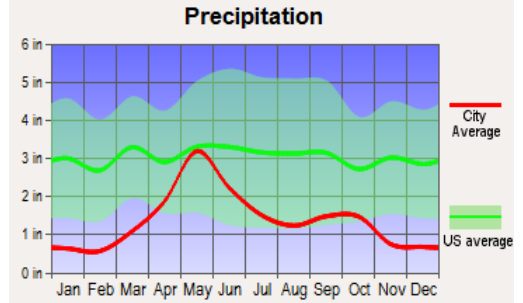
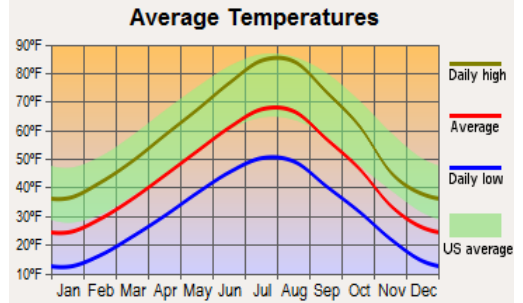
PRICE: \$4,250,000

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.



Average Climate for Reed Point, MT
Based on data obtained from city-data.com





Stagecoach Trail Ranch