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## Copper City Ranch | Three Forks, Montana | \$11,750,000



### Executive Summary

Copper City Ranch offers a rare opportunity to purchase a working ranch at an attractive price point between the growing communities of Bozeman and Helena. The ranch's 3,430± contiguous deeded acres include 1,000± tillable acres for small grain production, improved grazing, or dry land hay. The four bedroom, four-and-a-half bathroom owner's residence and three log guest cabins have all been newly constructed since 2022. A three-bedroom, three-bath residence with attached 60'x110' insulated, heated shop and equipment building is ideal for a manager or guests. The ranch has been thoroughly improved with a new pond, corrals, fencing, asphalt ranch roads, and water systems. Adjoining the deeded acreage are 3,281± acres of BLM and 640± acres of state lands leased for grazing. The current carrying capacity is approximately 200 head with the heaviest use in the spring. This is a move-in ready ranch with long term investment value in an area of increasing amenities, just 34 miles from Bozeman and 64 miles from Helena.





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## Just The Facts

- 7,351± total contiguous acres (3,430± deeded, 3,281± BLM lease, and 640± state lease)
- Paved access
- 34 miles from Bozeman and 64 miles from Helena
- New four bedroom, four-and-a-half bathroom owner's residence constructed in 2023
- A 60'x110' shop with an attached three-bedroom, three-bathroom residence
- Additional improvements include three guest cabins, horse barn, and arena
- New ranch infrastructure, including asphalt roads, pond, fencing, and water systems
- Residential and commercial development opportunities along Highway 287
- 1,000± tillable acres currently utilized for improved grazing
- Panoramic views of multiple mountain ranges
- Mule deer, antelope, and Hungarian partridge



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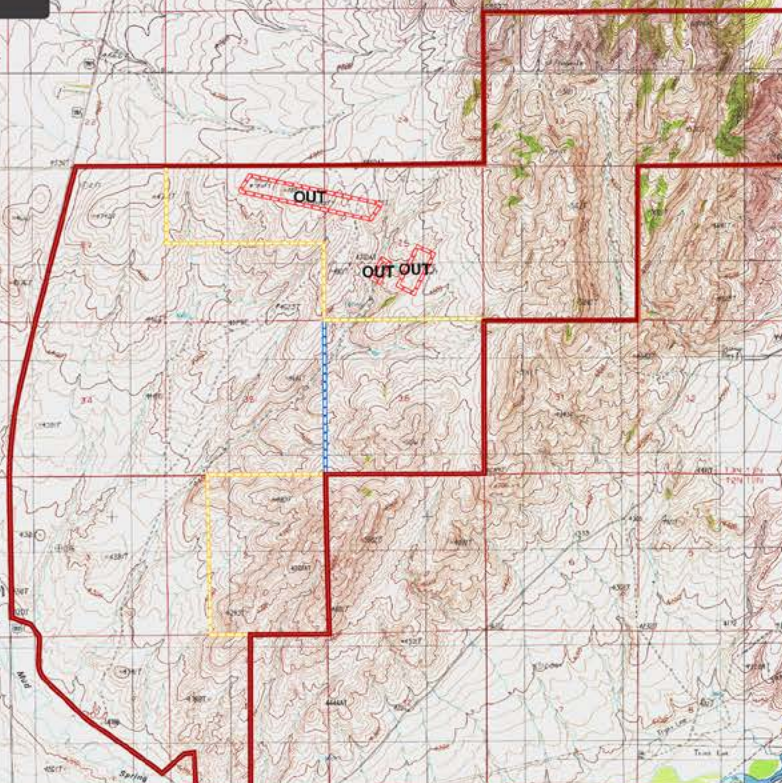
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# Copper City Ranch

THREE FORKS, MONTANA

-  BLM Lease
-  State Lease

This map is for visual aid only and the accuracy is not guaranteed.



# Copper City Ranch

THREE FORKS, MONTANA



BLM Lease

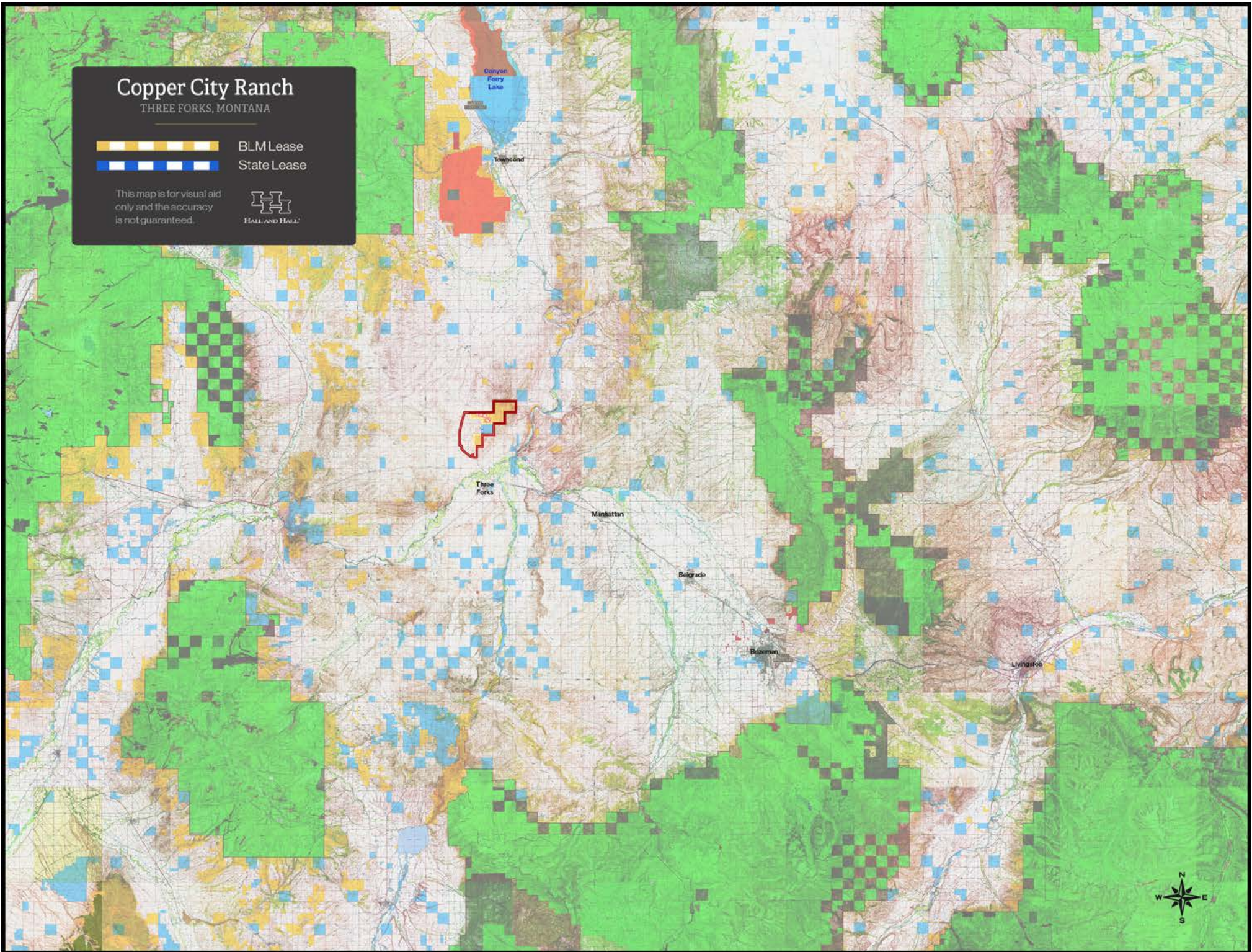


State Lease

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BLM Lease



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