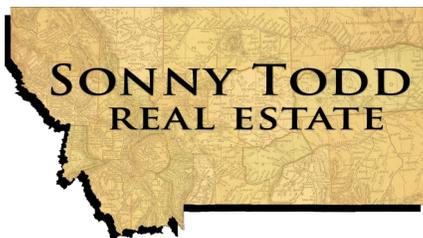




# Springdale Ranch

Springdale, Montana

1,674+/- Acres | **\$7,250,000**



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



Logan Todd  
(406) 930-3673

# Springdale Ranch



Nestled in its own little pocket on the banks of the Fabled Yellowstone River is the Springdale Ranch. With 360 degrees of mountain views, there are many spots to build the dream home or settle into the remodeled ranch home at the headquarters of the ranch.

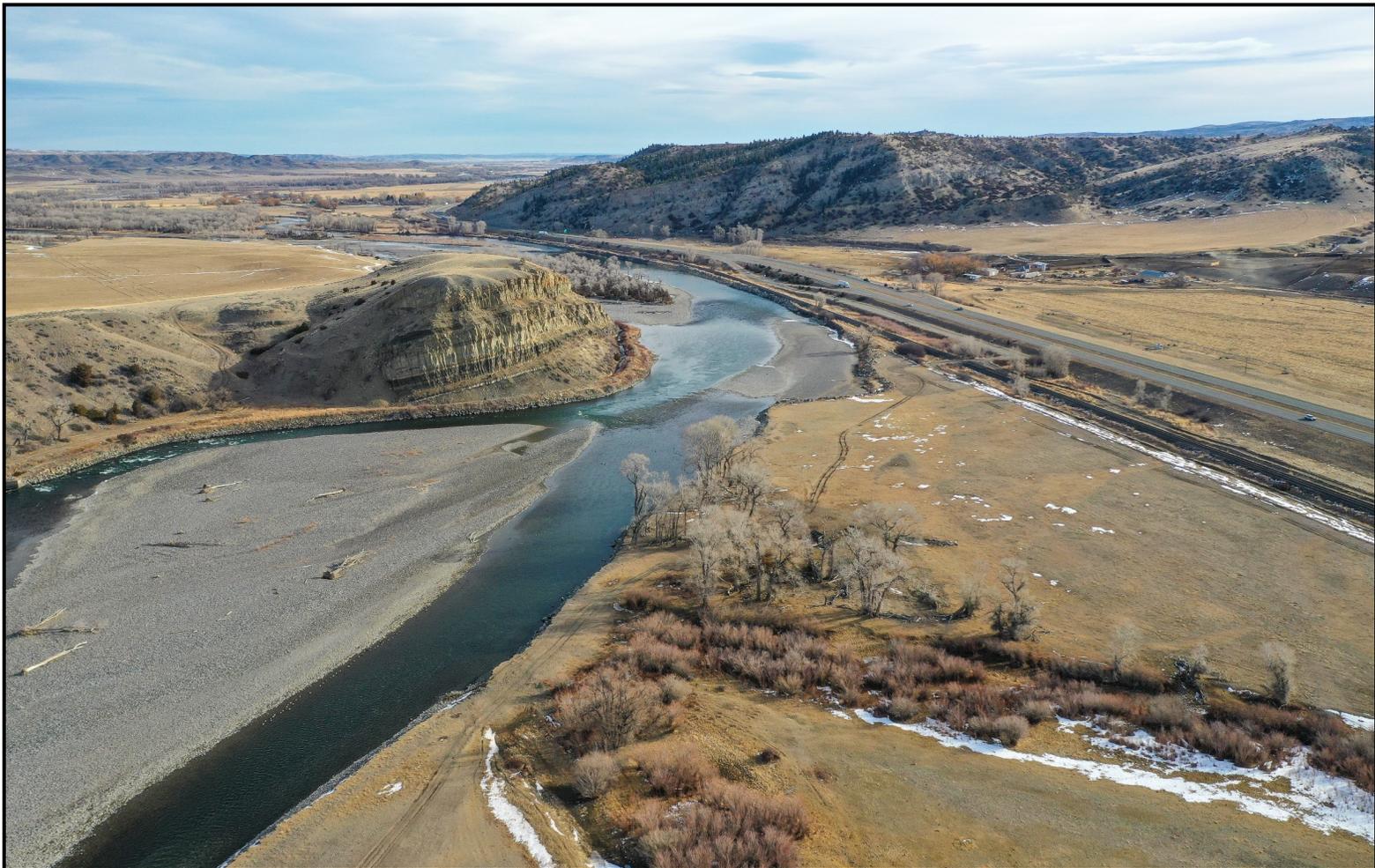
Known to many locals as one of the best stretches of fishable water in the area, this property will give hours of solid opportunity at the renowned Rainbow, Brown, and Cutthroat Trout that lurk these waters. With 280 acres of quality irrigated fields not only will the property produce a sizeable crop year in and year out, but you also hold the key to the gate for the wildlife in the area. Elk, Antelope, Mule Deer, And Whitetail Deer all trickle out of the surrounding landscapes and end up in the fields in the fall.

The current owners have primarily put up grass/alfalfa hay but in recent years have gotten real bold and planted a corn crop that did surprisingly well on yield but even better for the ducks and geese as the temperatures drop.









## Montana

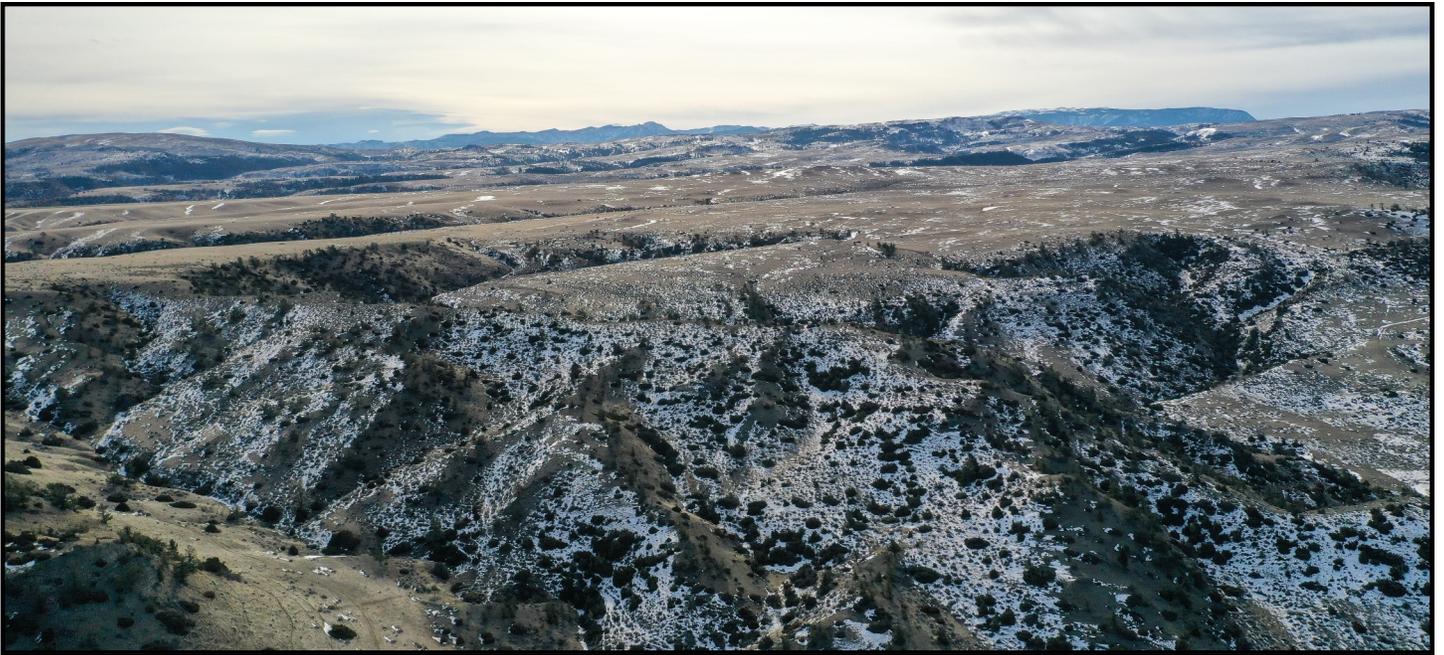
Grandpa Sonny Todd's Real Estate Editorial

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.







## LOCATION:

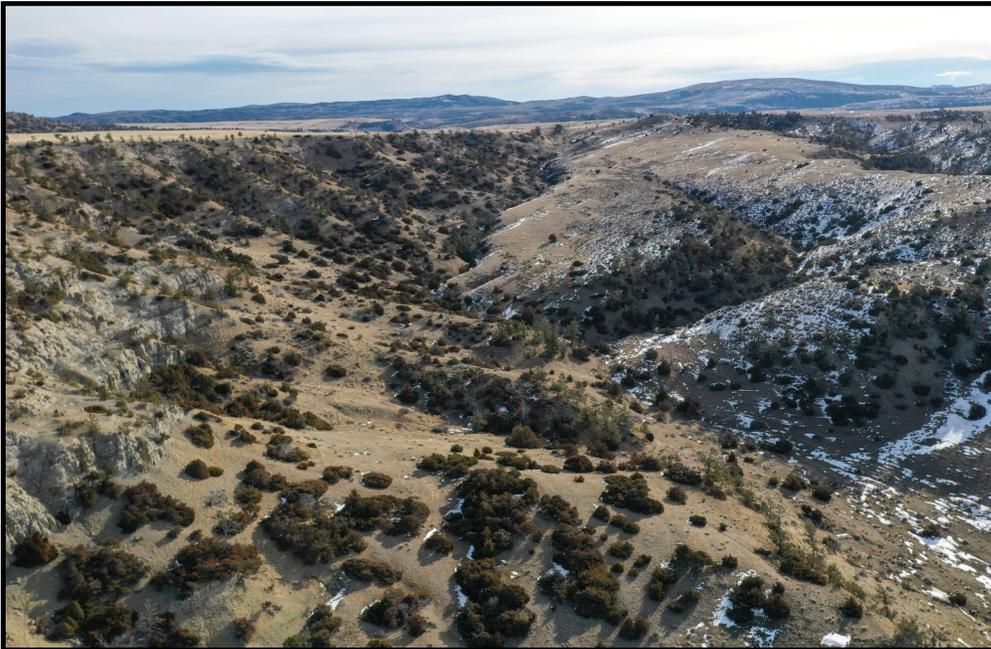
**BIG TIMBER:** 15 Miles east of the Springdale Ranch, located at the confluence of the Yellowstone and Boulder River, Big Timber is the Sweet Grass County seat and services as the support system to the areas cattle ranching community and recreation industry. Big Timber features a school system which offers K-12, a hospital, clinic, nursing home, Assisted Living, dentist, beauty shops, a quilt shop, golf course, churches, grocery and clothing stores, museums, art galleries, establishments offering fine food from the nationally acclaimed dining at "The Grand Hotel", to casual meals at the Timber, motels, bed and breakfasts, movie theater, brewery, and a paved airport capable of facilitating most any private aircraft. Big Timber has much to offer as a small comfortable Montana town.

**BILLINGS:** Located 96 miles to the east, Billings is the center of Montana's livestock industry. The International Airport in Billings is presently serviced by 5 majors 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.

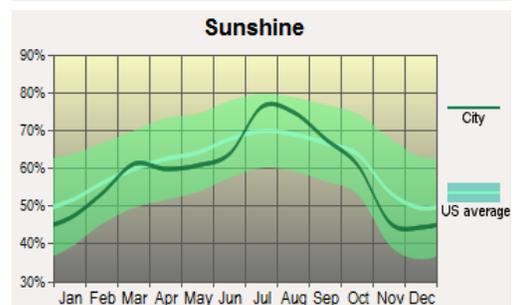
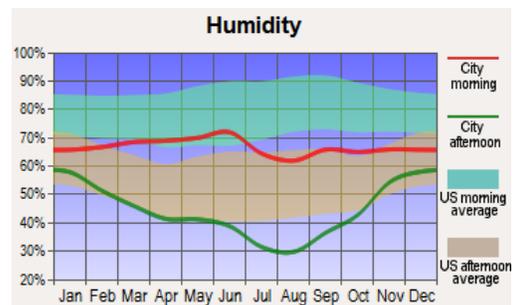
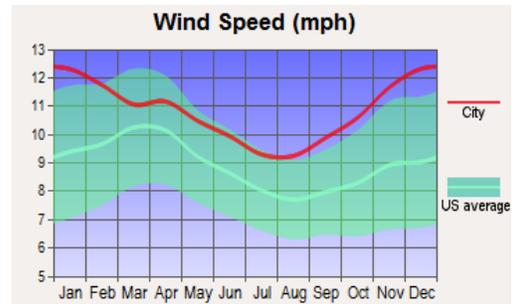
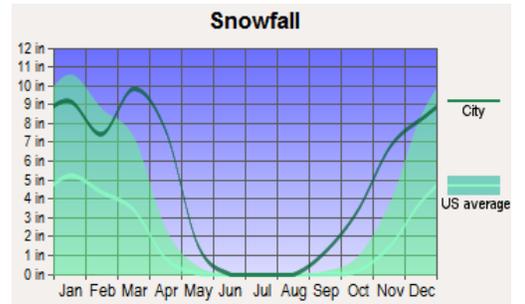
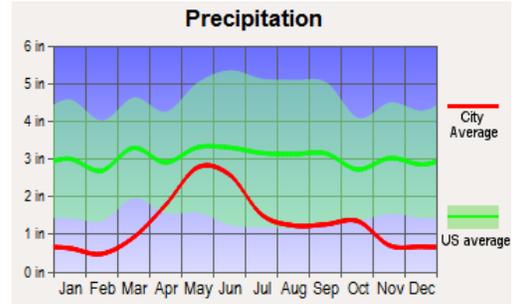
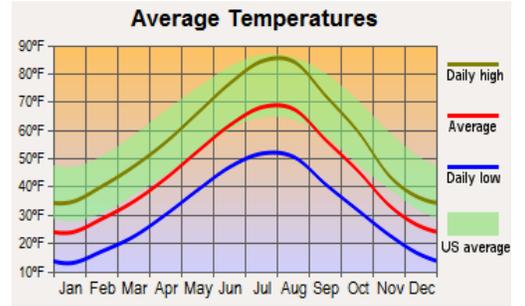
**BOZEMAN:** Located 47 miles west via I-90, Bozeman is the home to Montana State University. Bozeman is known as a year round recreation center. Fishing is a short distance away on the Gallatin, Madison and Jefferson Rivers. Bozeman's winter time sports feature skiing Bridger Bowl's legendary "Cold Smoke Powder" or a 45 mile drive to Big Sky, Montana's largest ski area and summer resort. For cross country skiing enthusiasts, this area of Montana features miles of groomed and unpacked cross country trails.



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



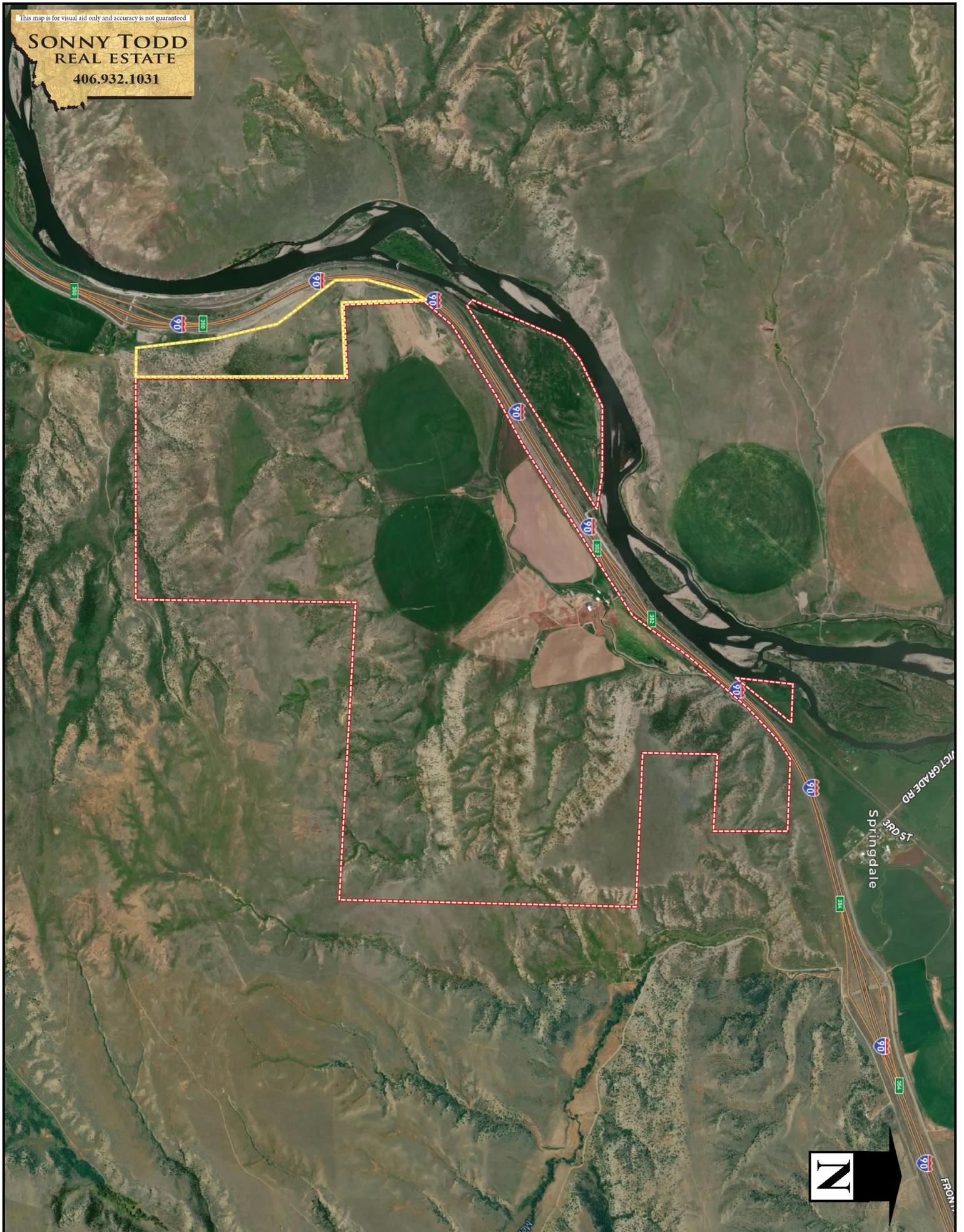
**Average Climate for Springdale, MT**  
Based on data obtained from city-data.com



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

**SONNY TODD**  
REAL ESTATE

406.932.1031



This map is for visual aid only and accuracy is not guaranteed  
**SONNY TODD**  
REAL ESTATE  
406.932.1031

Livingston

Springdale Ranch

Big Timber





### **Broker's Note:**

The full Montana package is how I would describe the Springdale Ranch and it is just 40 minutes from the Bozeman airport. It has it all—farming, livestock grazing, all the wildlife a Montana recreationalist could dream of and a fabled stretch of the Yellowstone River. Rarely do properties of this size come to market in this area. Take a look at our website for more photos and a great video. If the timing is right please do not hesitate to set up a tour on this great ranch here in

“The Last Best Place.”

**PRICE: \$7,250,000**

**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.