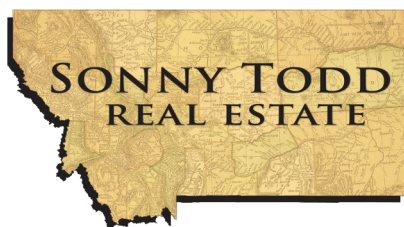




# Thayer Ranch

Fishtail, Montana

500+/- Acres | \$2,750,000



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



# Thayer Ranch



New to the market for the first time in history! The Thayer Ranch was homesteaded in the late 1880's by the Thayer family. This historic property has been in the family ever since.

This 500 acre ranch is perfectly blocked up with astounding panoramic views. Settled between the Stillwater River and the west fork of the East Rosebud River, the central location of this ranch is prime for the outdoor enthusiast. Just off the Grove Creek Road and a few miles outside of Red Lodge and the Beartooth Highway - the All-American Road leading to the North East Entrance of Yellowstone National Park.

The property is comprised of rolling, grassy hills with year round springs in the bottoms of the draws and has water rights from the west fork of the East Rosebud River to irrigate the meadows on the east end along the Grove Creek Road.

The historic buildings on the property date back to the turn of the century and are functional.

The owners have shared with us some remarkable historic documents from when their predecessors assisted in the establishment of the ditch company.





**DESCRIPTION:**

**Elevation:** 4,400' - 4,600'

**Taxes:** \$1,099

Historic Home

Barn

Several Other Outbuildings











## Montana

### Grandpa Sonny Todd's Real Estate Editorial

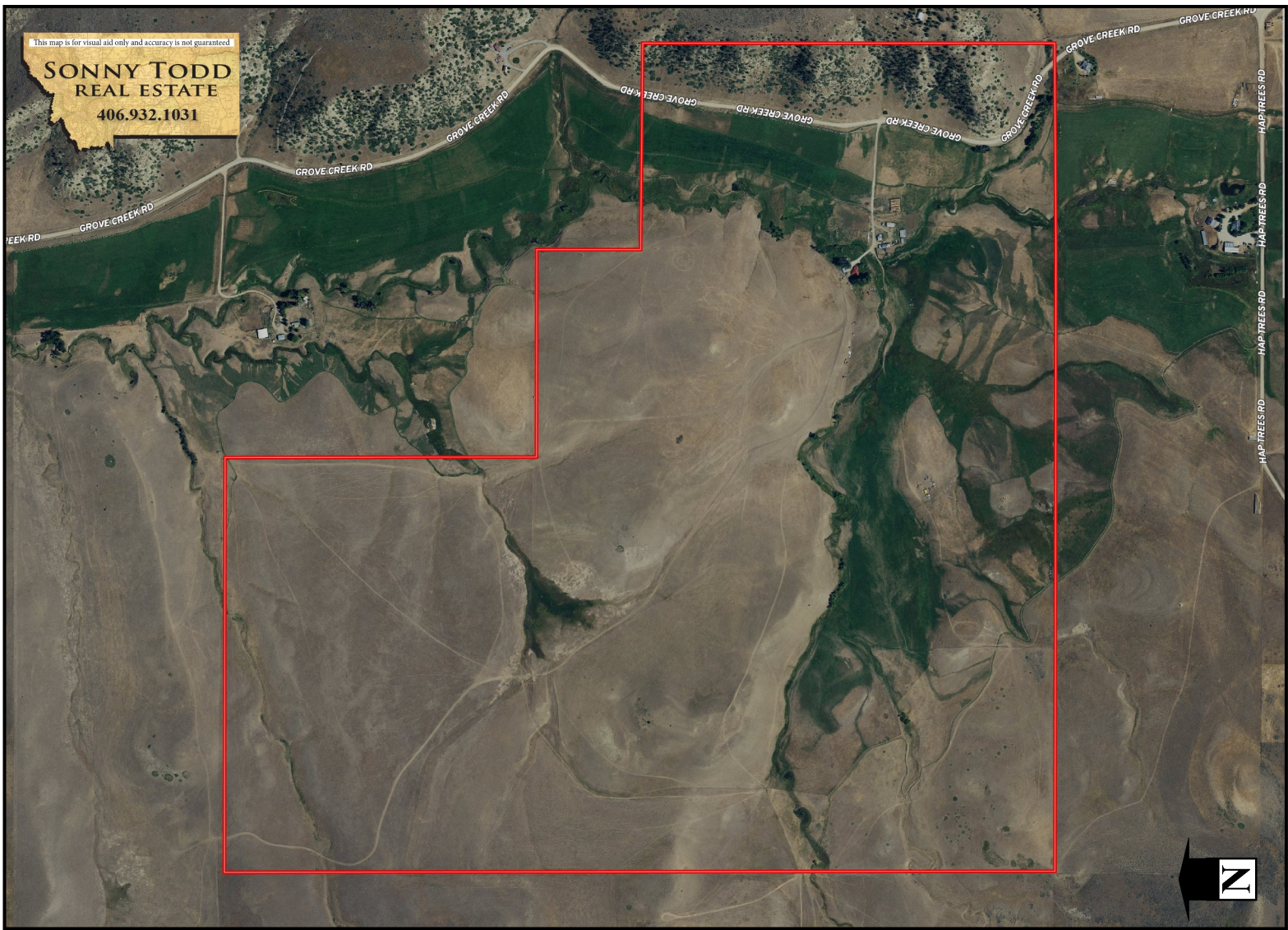
We believe Montana is the “Best Last Place.” Montana plays in our minds that mythological West that all Americans love. It is the home of real legends, with real places and real people. It was a horn of plenty for the Native Americans, with prairies full of fat buffalo and clear mountain streams overflowing 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.**





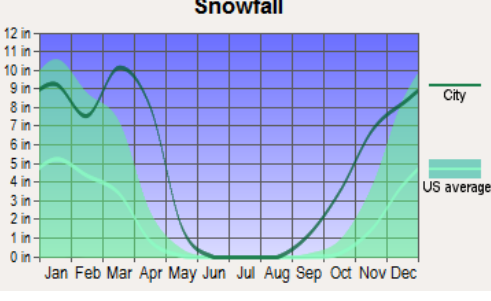
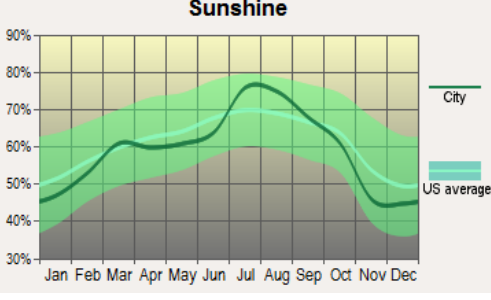
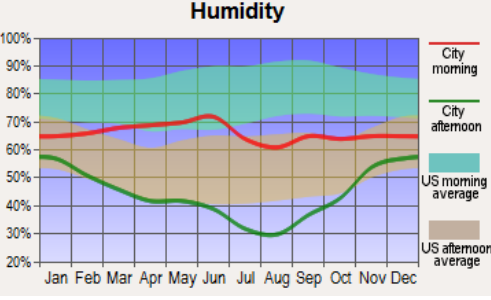
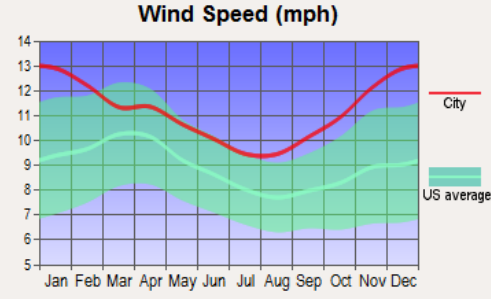
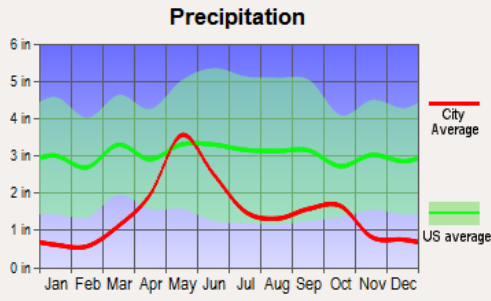
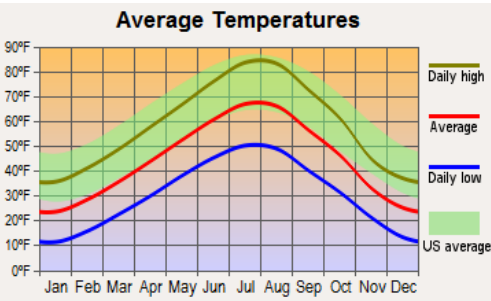


**Water & Mineral Rights:** Owners will transfer owned mineral rights. All water rights appurtenant to subject property will transfer subject to all decisions of the Montana Water Court Adjudication proceedings.





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







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

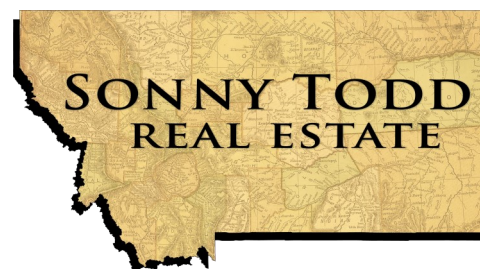
A highly productive ranch that is located in the heart of a historic agricultural community at the base of one of the most breath-taking mountain ranges in Montana. This property has been part of the family since the homestead days and has had the same tenant on the ranch for over 30 years. If you are looking for a quiet and private spot in this beautiful state this has it all.

This is a rare opportunity to own a such a historic ranch in such a picturesque area.

Give us a call or visit our website for any further information.

**PRICE: \$2,750,000**

**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.