



Spring Coulee Ranch

Ryegate, Montana

\$1,850,000

Offered Exclusively By:
Sonny Todd Real Estate
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Logan Todd
(406) 930-3673



Spring Coulee Ranch



Broker's Notes:

A Montana grass ranch at its finest. Tremendous wildlife, good fences, great water, and amazing views is what you will find when arriving at the Spring Coulee Ranch. Located just over 13 miles south of the quaint community of Ryegate on the edge of the Big Coulee. The owners currently run a cow calf operation on the ranch with goats and sheep. Each pasture is adequately watered utilizing natural springs with a strong back up well on a pipeline and tank system. The home is a classic ranch house with a wrap around deck that has many recent updates including an excellent mud room ready to take on the aftermath of a day on the ranch or a day chasing big game and upland birds.



DESCRIPTION:

Acreage:

1,211 +/- Total Deeded Acres

Elevation: 4,000' - 4,300'

Taxes: \$950 (2022 est.)

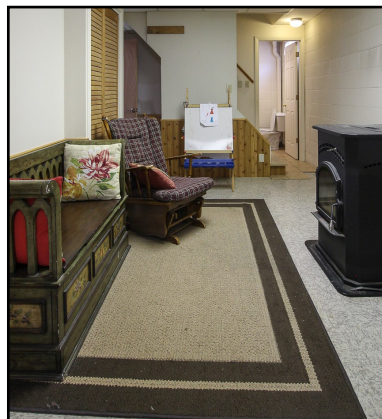
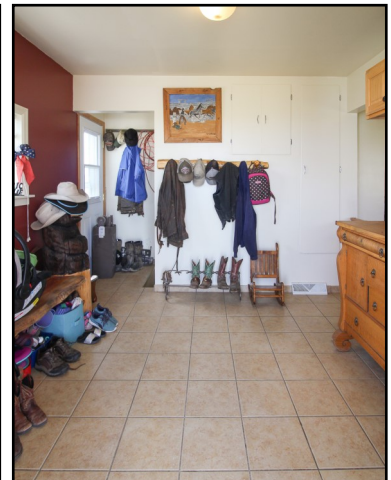
Home: 1,884 sq. ft.

3BR/2BA

Livestock Barn

Shop

Corrals





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



Montana

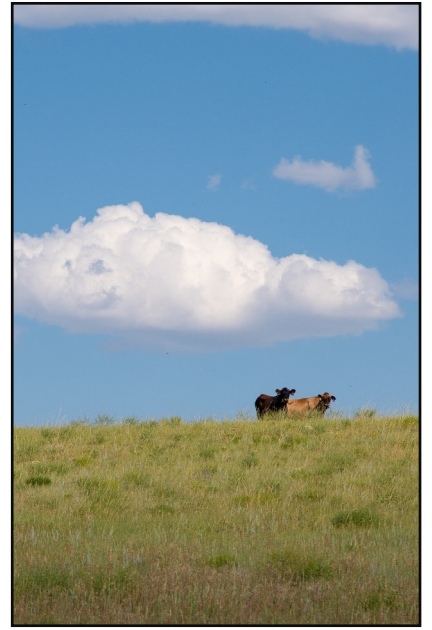
Grandpa Sonny Todd's Editorial

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:

Springs in every coulee. Birds, elk, deer, and antelope consistently through the area. Strong summer grass, cross fenced well for pasture rotation and a head-quarters to support the family is what comes to mind on the Spring Coulee Ranch. Whether looking to invest in an agricultural operation or a spot to come chase game on the weekends this place has a lot to offer. Come join us for a tour of the Spring Coulee Ranch in “The Best Last Place”.

PRICE: \$1.850,000

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 Ryegate, MT

Based on data obtained from city-data.com

