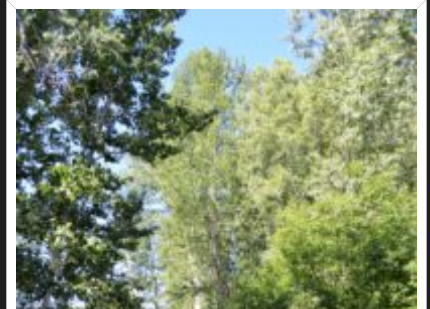
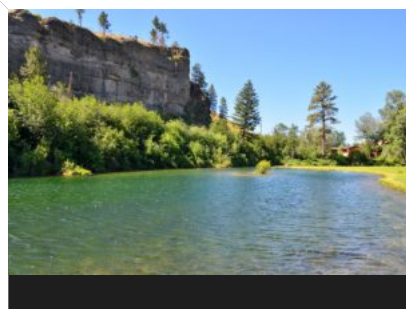




FOR MORE INFORMATION, PLEASE CALL
(406) 259-2544

EAGLE SPRINGS RANCH

\$2,350,000.00



EAGLE SPRINGS RANCH

Acreage: 408

Eagle Springs Ranch is conveniently located between Billings and Bozeman, along Bridger Creek Road just three miles south of Interstate 90 with one half mile of Bridger Creek flowing through its 407 acres. Two large hay meadows lay adjacent to the tree lined creek and a stunning log home with over 10,000 square feet of living space overlooks a large spring fed pond, other improvements include a five stall horse barn and shop, a second home and a machine storage building.

Location

Eagle Springs Ranch is located between Big Timber and Reed Point Montana, three miles south of Interstate 90 at Exit 384 along Bridger Creek Road.

Acreage Breakdown

407.61 Deeded Acres

Improvements

The centerpiece of Eagle Springs Ranch is a beautiful log home with over 10,000 square feet of living space. It has five bedrooms and five full baths along with two half baths, a large living room with river rock fireplace, a formal dining room, upstairs office and three decks with lots of outdoor living space. A remodeled mobile home with wood siding and an addition serves as a second home or caretakers residence. Other improvements include a five stall horse barn, shop and new pole building used for machinery storage.

General Operation

Eagle Springs Ranch lies along the banks of Bridger Creek, with two beautiful hay meadows for winter feed production. The upper reaches of the ranch rise to 4600 feet with a good stand of native grasses that provide grazing for horses or cattle. This ranch could easily be operated as a small cattle operation or if the new owners prefer, they could easily lease the pasture out for summer grazing while just enjoying the benefits of country living.

Water Resources

Eagle Springs Ranch is blessed with an abundance of water with six filed water rights and Bridger Creek flowing through the property for one half mile. There are two spring fed ponds, the larger of the two is stocked with fish and is the center piece of the back yard. The upper portion of the ranch has several springs which could possibly be developed for stock water.

Wildlife Resources

Eagle Springs Ranch is a true sportsman's paradise. Bridger Creek is a small stream trout fishery, and flows through the property for one half mile. A large spring fed pond stocked with trout is right out your back door. Eagle Springs is ideally located between the Stillwater and Yellowstone Rivers, both of which are famous Montana trout streams. For those that enjoy wildlife viewing Canadian geese nest nearby and raise their young on the pond in the backyard, turkeys occasionally stroll by and whitetail deer can be seen grazing in the nearby hay meadows. Mule deer are usually present on the ranch and elk can be found nearby, wintering in the area and on neighboring ranches.

Taxes

\$4,850

Disclaimer notice.

Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction.