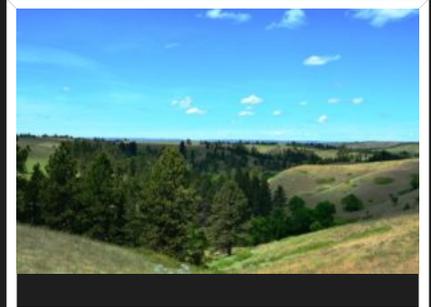
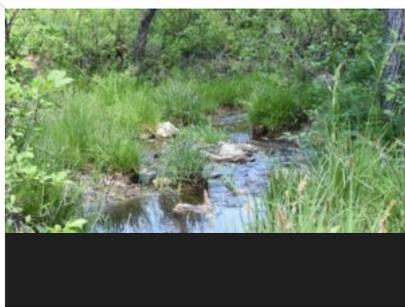


FOR MORE INFORMATION, PLEASE CALL  
(406) 259-2544

# SARPY RIDGE RANCH

\$4,200,000.00



# SARPY RIDGE RANCH

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**Acreage:** 3,464

The Sarpy Ridge Ranch is located 30 miles south of Forsyth, MT in one of the most sought after hunting regions in the world. The combination of monster bull elk, heavily timbered draws feeding to productive fields, and ample water sources, provides a perfect mixture for success. Large numbers of mule deer, whitetail deer, antelope, and the occasional black bear, have been seen on this 3,464 acre ranch.

## Location

The Sarpy Ridge Ranch is located south of the Yellowstone River approx 30 miles from the quaint town of Forsyth, MT. Billings, Montana's largest city is approx 90 miles west, offering all the amenities for all buyers including multiple hospitals, colleges, restaurants, shopping, and an international airport.

## Acreage Breakdown

Total of 3,464 deeded acres.

## General Operation

The Sarpy Ridge Ranch has a perfect mixture of strong grasses, heavy timber, lush creek bottoms, and tilled productive fields. Heavily timbered draws give way to creek bottoms with an exceptional water source for both cattle and recreational uses. The current owners are summering cattle while harvesting wheat in the fields.

## Recreational Considerations

The potential on this property is unreal. The current owners have put very little effort to improve the recreational value of this ranch. Like many, they prefer to feed their cattle and harvest their wheat, not feed the growing populations of elk, mule deer, and whitetail deer. Those growing populations prove that this is the preferred location and terrain, while providing the perfect protection for all species. The Little Wolf Mountains are located just to the South of this property and have produced world class elk and giant mule deer for years. The current world record and previous world record bull elk was harvested in this 900-20 region, just minutes from this property. Strong stands of grass and very thick cover along Reservation Creek, provide the perfect combination for large populations of upland bird hunting, and the occasional black bear.

## Mineral Rights

All minerals currently owned by seller will transfer at closing.

## ***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.***