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## HOME PLACE RANCH | BRIDGER, MONTANA | \$5,200,000



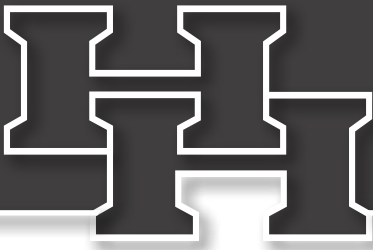
### EXECUTIVE SUMMARY

The Home Place Ranch is being offered as a major portion of the existing Cherry Springs Ranch. It is located in the productive and scenic Clarks Fork River Valley. Only seven miles southeast of Bridger, Montana, 27 miles from Red Lodge Mountain, a family friendly ski resort, and 57 miles southwest of Billings, Montana. Comprised of 5,212± deeded acres of which 110± acres are irrigated. The ranch also includes an additional 1,160± acres of BLM lease and 640± acres of state lease. Highlighted by two major drainages that run through the ranch namely the North and South Forks of Cherry Creek, the ranch provides strong native grasses and well-timbered draws creating optimal habitat for an assortment of wildlife. The improvements are modest with a three bedroom and three bath 1,288± square foot ranch house with a basement. There is a good set of corrals and a solid cattle barn.



This information is subject to errors, omissions, prior sale, change, withdrawal and approval of purchase by owner. All information from sources deemed reliable but it is not guaranteed by Hall and Hall. A partner at Hall and Hall is the agent of the Seller. A full disclosure of our agency relationships is included in the property brochure available at [www.hallandhall.com](http://www.hallandhall.com) or by contacting the Listing Broker.





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## JUST THE FACTS

- Seven miles southeast of Bridger, Montana
- 27 miles from Red Lodge Mountain Ski Resort
- 57 miles southwest of Billings, Montana
- Convenient access off well-maintained county road
- Approximately 5,212 deeded acres
- Approximately 1,160 BLM lease acres
- Approximately 640 state lease acres
- Approximately 110 acres under pivot irrigation
- South Bridger Creek frontage
- Three bedroom and three bath home
- Barn and cattle facilities
- Strong irrigation rights
- Artesian well
- Good mule deer population
- Average precipitation is approximately 12 inches per year

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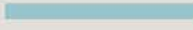


# Home Place Ranch

BRIDGER, MONTANA



BLM Land

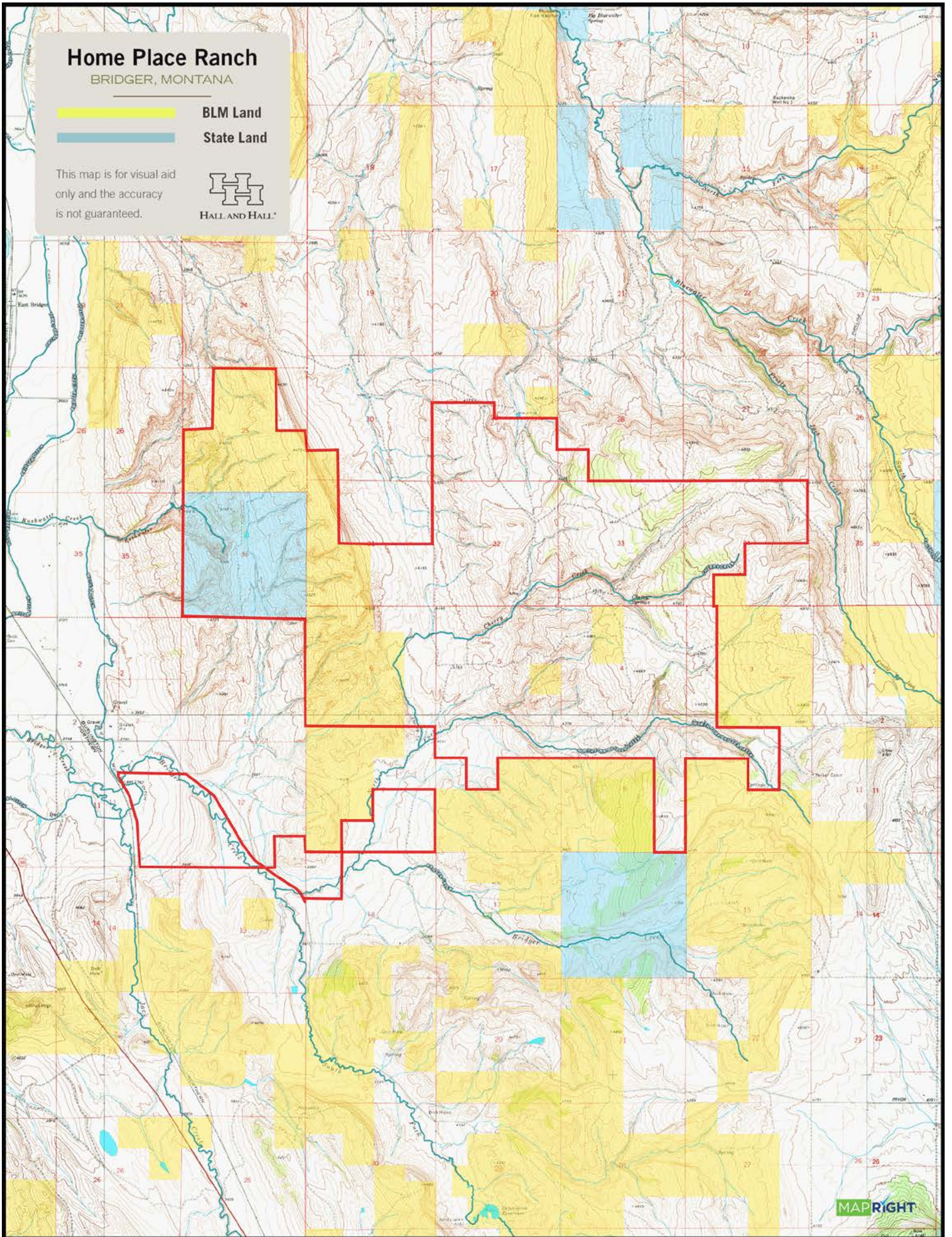


State Land

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



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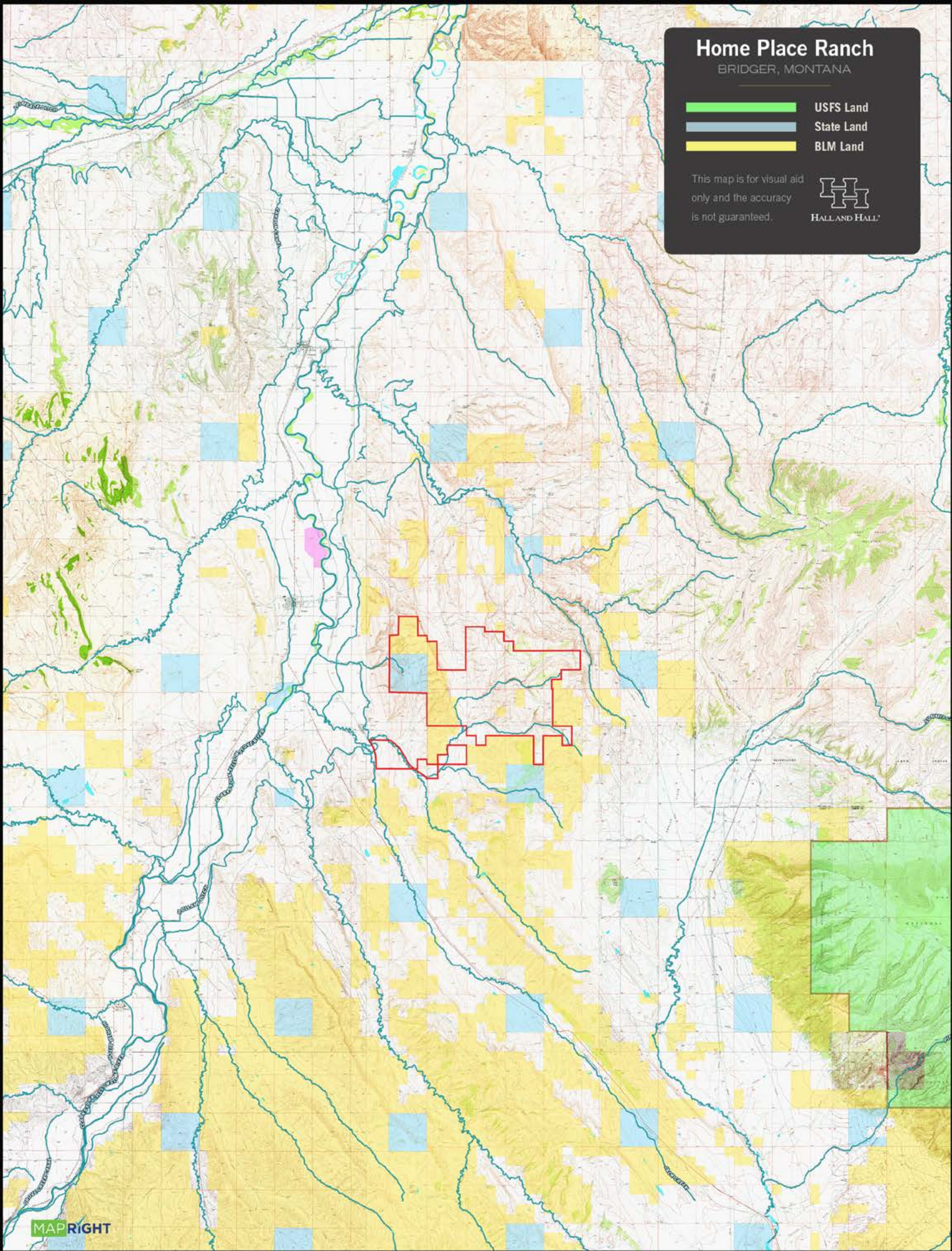


# Home Place Ranch

BRIDGER, MONTANA

-  USFS Land
-  State Land
-  BLM Land

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# Home Place Ranch

BRIDGER, MONTANA



BLM Land



State Land

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