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EAGLE CREEK RANCH | FORSYTH, MONTANA | \$12,500,000



EXECUTIVE SUMMARY

A contiguous block of 18,038± nearly all deeded acres that stretches over 15 miles end-to-end, that looks and operates much the same as it did a century ago. The ranch was originally part of the historic Philbrick Ranch, which was founded by brothers Newell and Freeman Philbrick in 1891. Rosebud Creek meanders through the ranch hay meadows for over three miles supporting significant bird and wildlife habitat, as well as a licensed shooting preserve. The ranch is almost exclusively native range with some intermixed pines and 230± acres of hay meadows. Complementing the live water, numerous developed springs, reservoirs, and wells have been developed and are well-scattered throughout the ranch to support livestock as well as mule deer, whitetail deer, pronghorn antelope, upland birds, and seasonal elk. The ranch improvements are functional and well located in the middle of the ranch along Rosebud Creek, eighteen miles south of I-94 on State Highway 447.



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 or by contacting the Listing Broker.



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JUST THE FACTS

- 18,038± total acres comprised of:
- 16,966± deeded acres
- 640± acres of state land
- 432± acres of BLM
- George Armstrong Custer and the 7th Cavalry marched through the ranch two days before their fate was sealed at the Battle of the Little Bighorn in 1876.
- Home to a historic US Cavalry supply cache.
- The ranch encompasses parts of the Eagle, Udle, and Sprague Creek drainages
- At 36 acres per AU, the ranch should comfortably carry 500 AU's. Proximity to the Yellowstone Valley allows for supplemental feed purchases, as needed.
- The ranch lies in a 15-inch moisture area with the wettest months being April, May, and June.
- The ranch lies in Hunting District 702 for deer, antelope, and elk, and has a licensed game bird shooting preserve.
- Improvements include a 3,360 square foot house, 35'X80' four-bay shop, a historic barn, plus corrals and outbuildings.
- The ranch is located 30 miles southeast of Forsyth, 55 miles southwest of Miles City, and 130 miles east of Billings.

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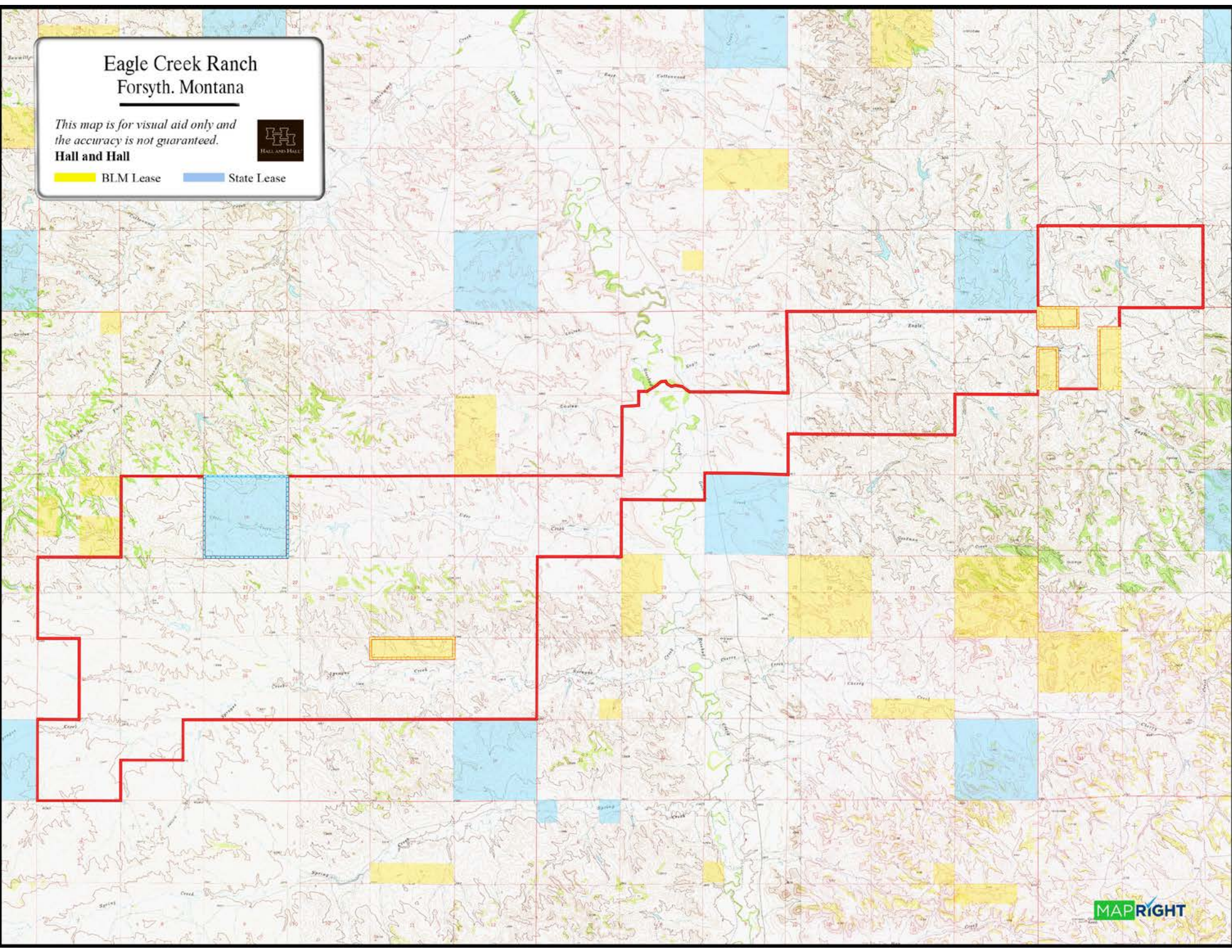
Eagle Creek Ranch Forsyth, Montana

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

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 BLM Lease  State Lease



Forsyth

Eagle Creek Ranch Forsyth, Montana

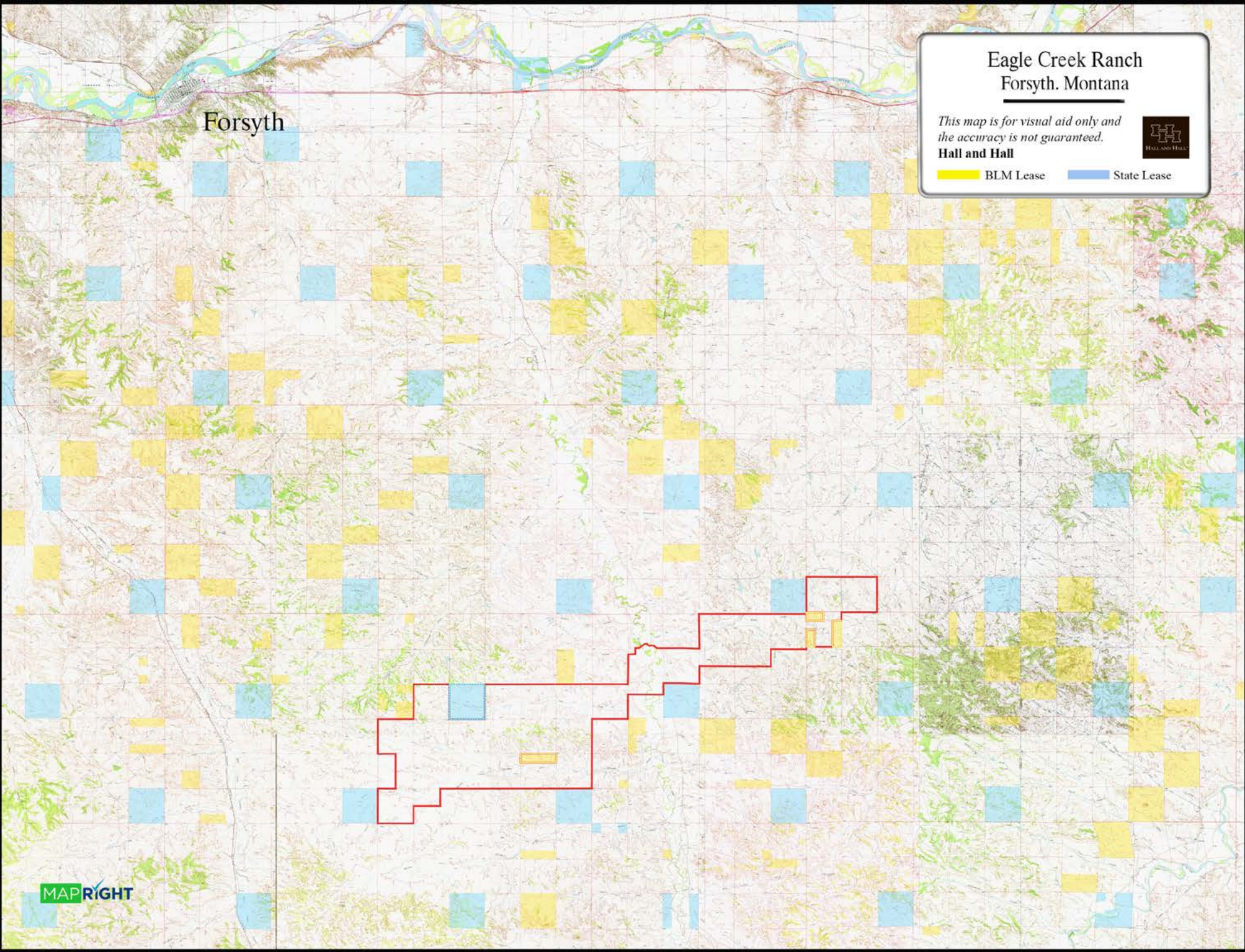
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BLM Lease

State Lease



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BLM Lease State Lease

