





**SPECIALIZING IN MOUNTAIN PROPERTIES
AND LANDS IN MONTANA!**
406-580-3372
mountainlands@aol.com
Dean Petty-Broker/Owner
WWW.MontanaMountainlands.com

LEGAL DESCRIPTION: LOCATED IN CARBON COUNTY, MT THIS 20.0 ACRE PROPERTY IS PART OF THE RECORDED CERTIFICATE OF SURVEY #946. (S13, T09 S, R20 E, TR 26 COS 946). **REF: BVR 946-26**
ADDRESS: 313 RUBY CREEK RD, BELFRY, MT 59008. GPS: N45.038677° W109.203271°

ACCESS: ROBERTSON DRAW ROAD IS A LIMITED MAINTENANCE COUNTY ROAD THAT STRETCHES APPROX. 6 MILES FROM STATE HIGHWAY 72 TO RUBY CREEK RD. WHICH LEADS 3.0 MILES TO THIS PROPERTY. WINTER ACCESS WILL REQUIRE A 4X4 AND SNOW PLOWING AT TIMES.

TIMBER: ONLY ONE TREE ON THE PROPERTY; THE NORTHSIDE OF PROPERTY WAS BURNT IN A WILDLAND FIRE IN 2021; JUST GRASSLAND NOW WITH GREAT VIEWS BOTH TO THE SOUTH, NORTH, EAST AND WEST.

TOPOGRAPHY: OVERALL, THE LAND IS GENTLY SLOPED, WITH A SEASONAL DRAW CUTTING THROUGH IT.

AVAILABILITY OF WATER: NO WELLS ON THIS PROPERTY, BUT OTHERS IN AREA HAVE BEEN SUCCESSFUL. WITHIN A MILE OR TWO THE AVERAGE DEPTH IS 212 FEET AND AN AVERAGE YIELD OF 11 GPM. A WELL 1.5 MILES TO THE NORTHEAST IS 234 FEET DEEP AND PUMPS 30 GPM, WHICH IS THE BEST IN THE AREA.

ELEVATION: APPROX. 5500' **APPROXIMATE ANNUAL TAXES (PER PARCEL):** \$70 PER YEAR

IMPROVEMENTS AND UTILITIES: THERE IS A 400 SQ. FOOT DRY CABIN ON THIS PROPERTY THAT COMES FURNISHED, PLUMBED, WIRED AND READY TO USE WITH A GAS GENERATOR. THERE IS A 160 GALLON WATER TANK. NO SEPTIC, ONLY A GRAY WATER DRAIN. NO UTILITIES FOR MILES; CELL PHONES DO WORK. SOLAR COULD WORK WELL FOR POWER. CURRENTLY CONNECTED TO HUGHES NET SATELLITE FOR INTERNET. SEE ATTACHED LIST/DESCRIPTION OF AMENITIES INCLUDED IN SALE.

DISTANCE TO NEAREST TOWN BY ROAD:	19 MILES TO BELFRY, MT	POPULATION: 210	POP
	34 MILES TO RED LODGE, MT	2500	POP
	55 MILES TO CODY, WYOMING	10,000	POP

DESCRIPTION OF TOWN: BELFRY IS A VERY SMALL RURAL MONTANA TOWN THAT SEEMS TO BE FROM THE PAST. STOP INTO THE LOCAL CAFÉ AND YOU'LL SEE THE OLD WEST CHARM. RED LODGE IS ONLY 15 MILES FROM BELFRY. THE ECONOMY HERE IS DRIVEN BY TOURISM DUE TO ITS FANTASTIC MOUNTAIN LOCATION AND THE RED LODGE SKI AREA. CODY, WYOMING IS ABOUT 55 MILES TO THE SOUTH AND IS THE GATEWAY TO YELLOWSTONE PARK FROM THE EAST. IT THRIVES ON TOURISTS VISITING THEIR MUSEUMS AND RODEOS.

RECREATION FACILITIES: THIS PROPERTY IS NEAR 1000'S OF ACRES OF PUBLIC LAND JUST AND ONLY A MILE OR TWO EAST OF THE CUSTER NATIONAL FOREST, NATIONAL FOREST LAND THAT EXTENDS ALL THE WAY TO YELLOWSTONE NATIONAL PARK! THE CLARKS FORK OF THE YELLOWSTONE RIVER IS ONLY 8 MILES TO THE EAST AND HAS SOME SUPER TROUT FISHING. RED LODGE SKI AREA IS ABOUT 45 MILES. YOU COULD TAKE A DRIVE OVER THE BEARTOOTH HIGHWAY OR SPEND THE DAY IN YELLOWSTONE NATIONAL PARK, WHICH IS ABOUT A 90 MINUTE DRIVE AWAY.

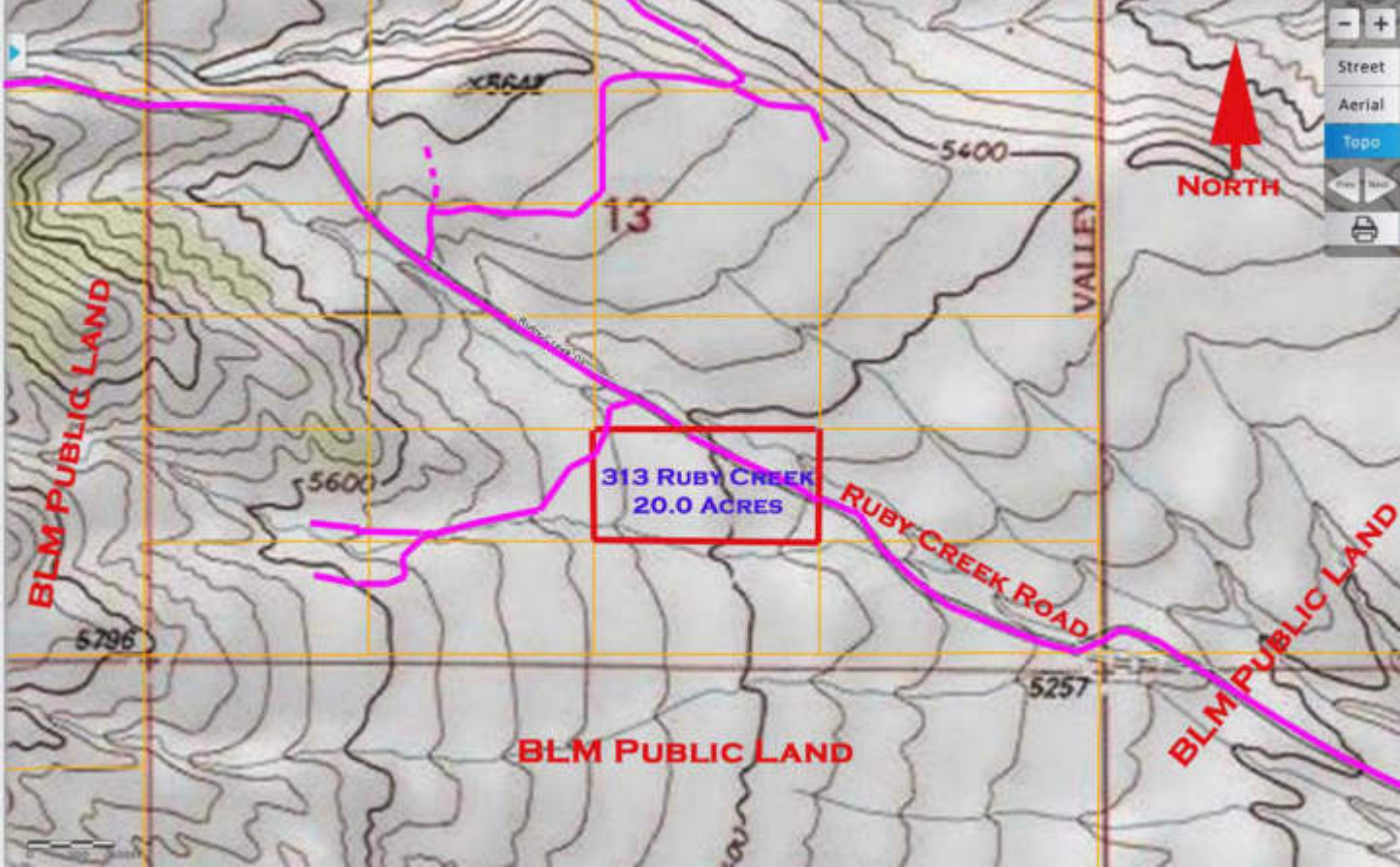
DEED AND TITLE CONDITION: WARRANTY DEED, PROTECTIVE COVENANTS, INSURED TITLE, GUARANTEED ACCESS, UTILITY EASEMENTS ALONG PRIVATE ROADS. THERE IS NO HOME OWNERS ASSOCIATION.

PROPERTY SUMMARY: THIS LAND IS LOCATED AT THE FOOT OF THE BEARTOOTH MOUNTAINS. THE CABIN IS READY TO START USING. START ENJOYING THE VIEWS, THE PEACE AND QUIET, AND YOUR OWN PRIVATE SPACE FOR RENEWAL. THIS PROPERTY IS IN AN AREA WHERE THERE ARE 1000'S OF ACRES OF PUBLIC LAND TO EXPLORE. THERE ARE MANY RECREATIONAL OPTIONS NEARBY, FROM FISHING ON THE CLARKS FORK OF THE YELLOWSTONE RIVER TO SKIING AT RED LODGE TO MOUNTAIN BIKING, ROCK CLIMBING, HIKING, HUNTING OR VISITING YELLOWSTONE PARK. THERE ARE FEW AREAS IN MONTANA WHERE YOU CAN OWN LAND WITH THIS MUCH PUBLIC LAND AROUND YOU. BILLINGS IS 70 MILES AWAY WHERE THERE ARE MOST MAJOR RETAIL OUTLETS, AS WELL AS A COMMERCIAL AIRPORT AND GOOD MEDICAL FACILITIES. CODY, WY ALSO HAS AIR SERVICE. THE CUSTER NATIONAL FOREST IS NEARBY OFFERING MILES OF MOUNTAINS TO EXPLORE. WILDLIFE HERE INCLUDES MULE DEER, ANTELOPE, ELK, MOOSE, AND BEAR, WHILE HIGHER UP THERE ARE MOUNTAIN GOATS AND BIGHORN SHEEP, AS WELL AS THE OCCASIONAL GRIZZLY OR WOLF.



BVR 946-26
20.0 ACRES

RUBY CREEK ROAD



X5648

5400

13

NORTH

BLM PUBLIC LAND

5600

313 RUBY CREEK
20.0 ACRES

RUBY CREEK ROAD

BLM PUBLIC LAND

5796

BLM PUBLIC LAND

5257















9500/12500

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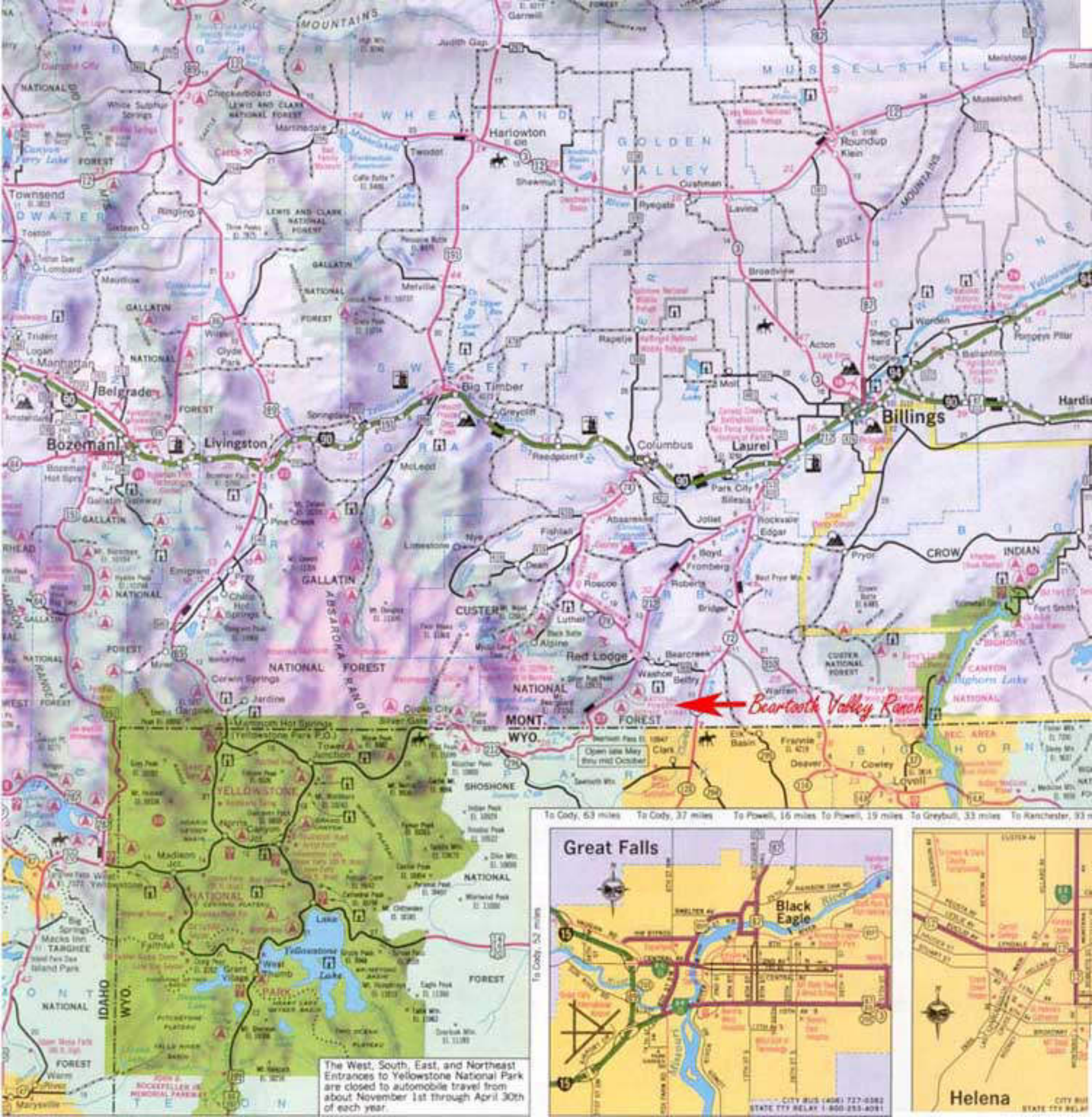












Beartooth Valley Ranch

The West, South, East, and Northeast Entrances to Yellowstone National Park are closed to automobile travel from about November 1st through April 30th of each year.

To Cody, 53 miles To Cody, 37 miles To Powell, 16 miles To Powell, 19 miles To Greybull, 33 miles To Ranchester, 93 miles



CITY BUS (406) 727-0882
STATE TTY RELAY 1-800-283-4081

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