



## BEEHIVE RANCH | NYE, MONTANA | \$2,890,000



### EXECUTIVE SUMMARY

The Beehive Ranch is situated in the scenic Stillwater River Valley, 30 minutes southwest of Absarokee. Encompassing approximately 117 deeded acres of which nearly 45 acres can be irrigated, the ranch has over 2,000 feet of Stillwater River frontage, one of Montana's premier trout fisheries. Aside from the river, the ranch has two wells for domestic use, and water rights from the Stillwater River and Bad Canyon Creek for stock and irrigation use. Live water provides stock water for the 710± acre BLM permit. The improvements consist of a comfortable three-bedroom main house and a small guest cabin, both situated on the bank of the river. With beautiful views of the Beartooth Mountains, this well-kept ranch is less than an hour and a half from Billings.





## JUST THE FACTS

- 117± deeded acres
- 710± acres BLM lease
- 2,000± feet of river frontage
- 2,200± square foot main home
- 576± square foot guest cabin
- Blue Ribbon trout fishing
- Good elk and mule deer population
- Views of the Beartooth Mountain
- 30 minutes to Absarokee
- 45 minutes to Columbus
- 45 minutes to Red Lodge
- 90 minutes to Billings



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# Beehive Ranch

NYE, MONTANA

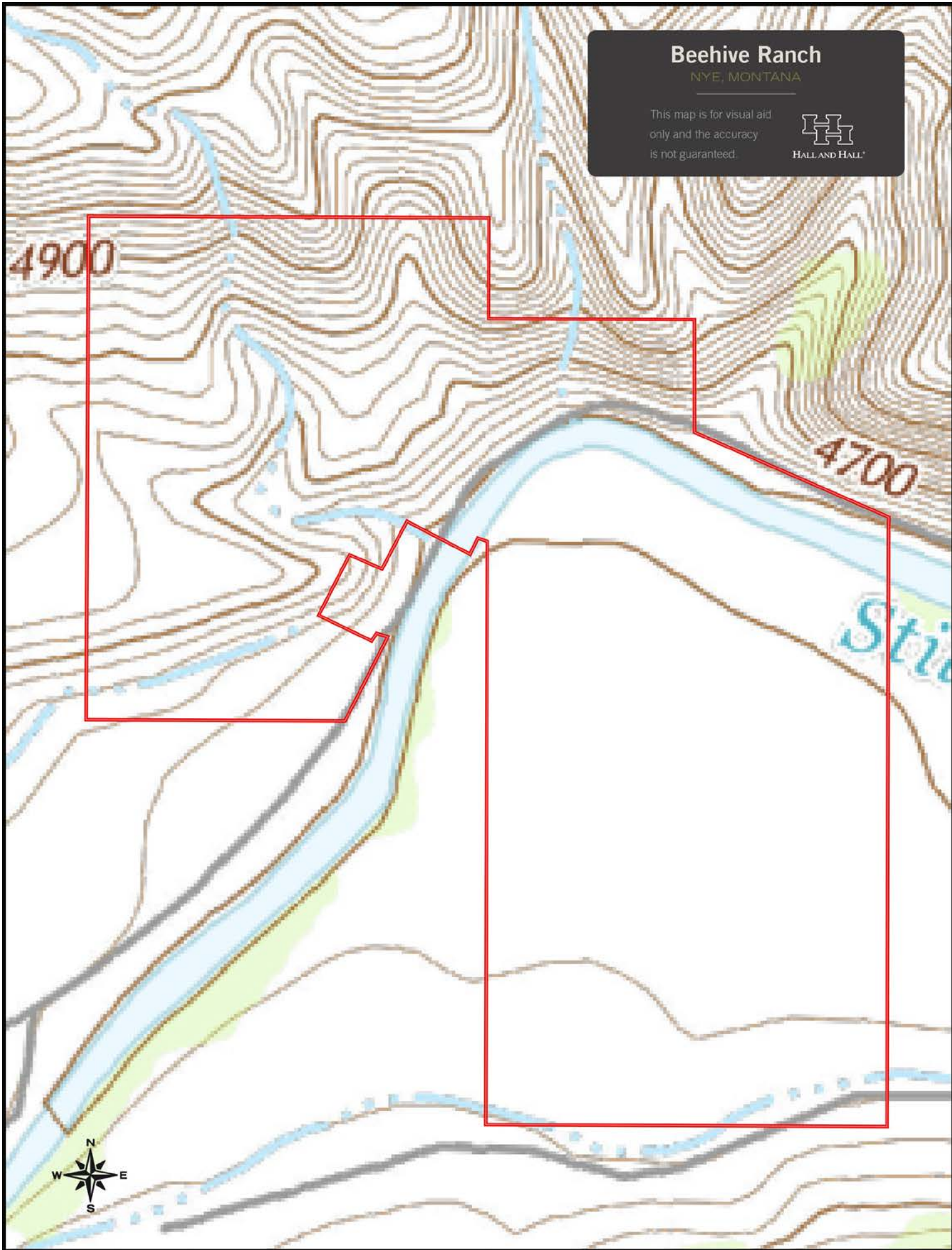
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4900

4700

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# Beehive Ranch

NYE, MONTANA

-  BLM Land
-  State Land
-  Deeded Land

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