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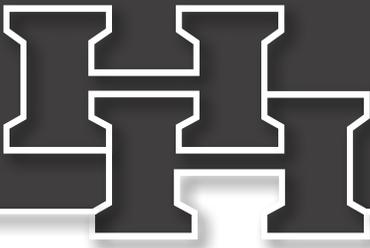
CROW'S FOOT ON THE BIG HOLE TWIN BRIDGES, MONTANA | \$5,950,000



EXECUTIVE SUMMARY

Crow's Foot on the Big Hole is a 141± acre riparian retreat located along a one-mile stretch of the fabled Big Hole River near Twin Bridges, Montana. The ranch is complemented by a 3,250± square foot custom, two-story, three-bedroom residence that takes in mountain views and provides spacious, luxury living along the bank of the river. It is conveniently located an hour from Bozeman and its commercial airfield, minutes from Twin Bridges, Sheridan, and Dillon, which offers ample services and an FBO for private air travelers. For anglers, this region is considered the fly-fishing capital of Montana with some of the most celebrated waters in the western United States within a one-hour radius. The ranch also boasts quality hunting for large whitetail deer and turkey. A small irrigated food plot showcases a wide variety of wildlife, including moose, upland birds, and waterfowl, within a proximal view of the residence. In 1997, esteemed architect Jonathan Foote constructed a charming 832± square foot log cabin. This cozy retreat has undergone recent renovations and provides extra accommodation for guests. The property and its structures are in outstanding condition and move-in-ready, which is appealing for someone wanting a luxury sporting property in an ideal location.

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JUST THE FACTS

- 141± acres
- One hour from Bozeman, ten minutes to Twin Bridges, and thirty minutes to Dillon
- One-mile frontage of the Big Hole River
- Immaculately landscaped and recently built 3,250± square foot custom home with great views of the river riparian and surrounding mountains
- Classic, 832± square foot rustic one-bedroom log cabin with loft
- Land types include elevated benchland, cottonwood forested riparian, and an irrigated food plot
- Lots of wildlife, including moose, turkey, waterfowl, and quality whitetail deer

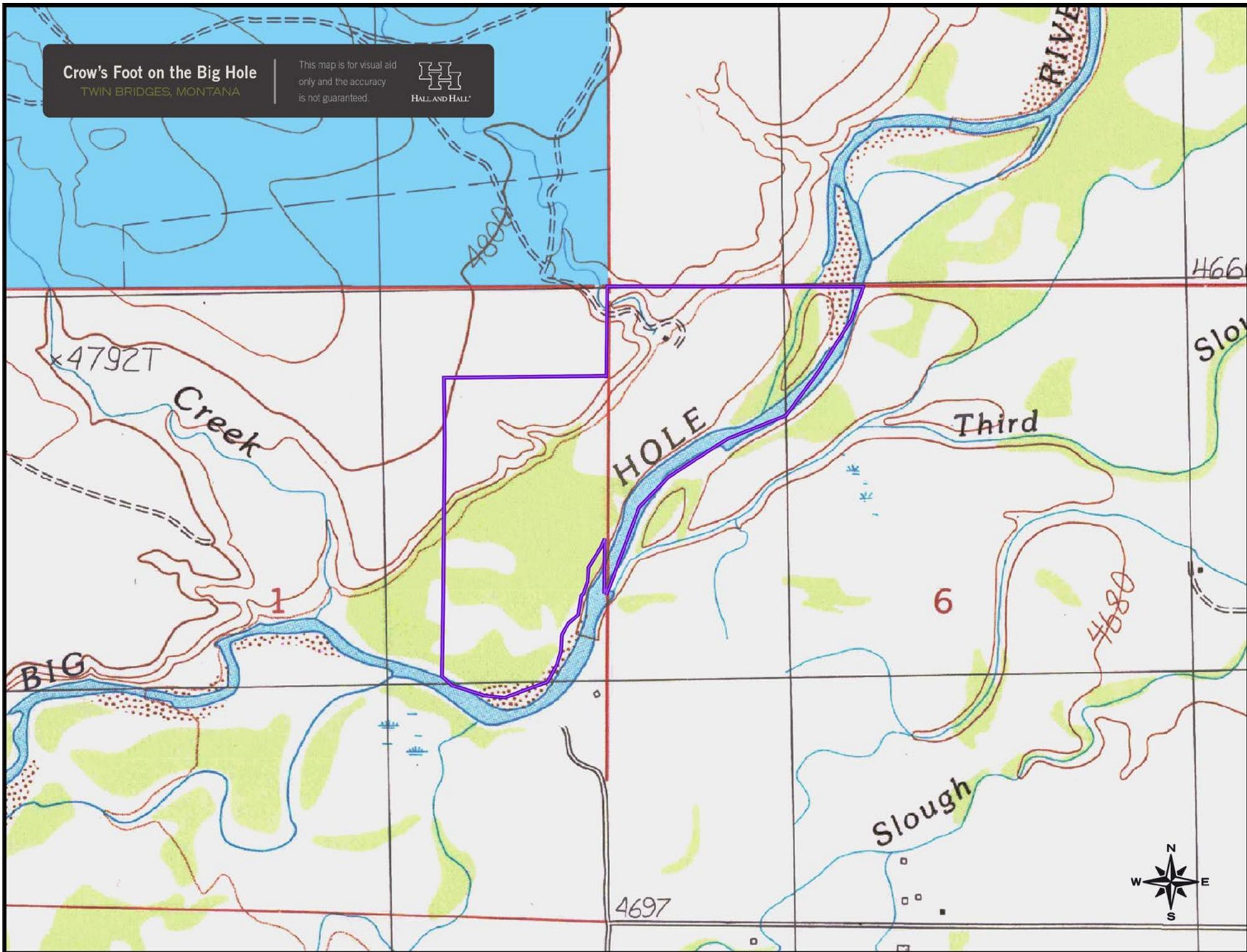


TIM MURPHY | tmurphy@hallandhall.com
1227 NORTH 14TH AVENUE, STE. 1 | BOZEMAN, MT 59715
(O) 406-587-3090 | (M) 406-209-0644

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Crow's Foot on the Big Hole
TWIN BRIDGES, MONTANA

This map is for visual aid
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466

Slough

Third

HOLE

6

4880

Slough

4697



x4792T

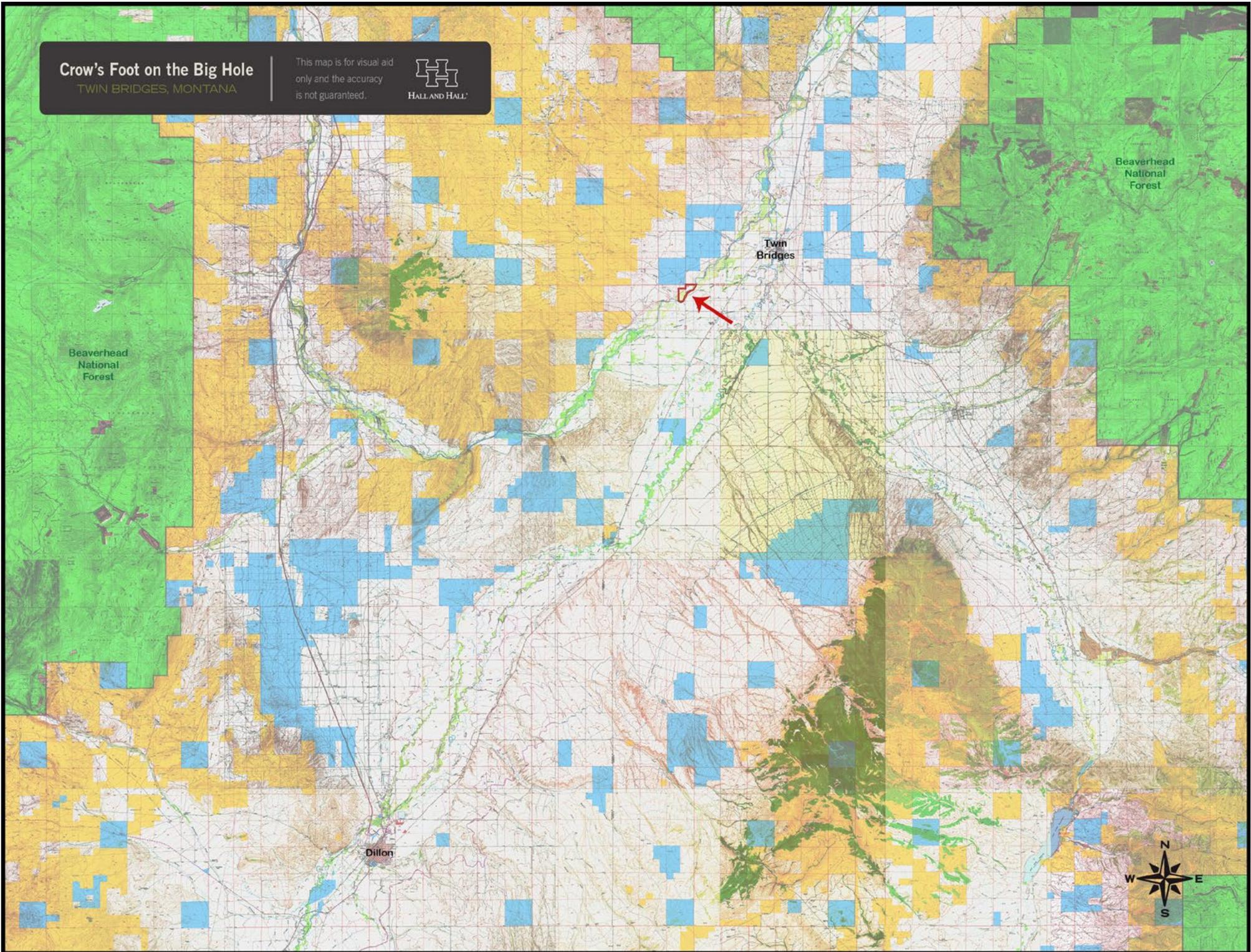
Creek

1

BIG

Crow's Foot on the Big Hole
TWIN BRIDGES, MONTANA

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Beaverhead
National
Forest

Beaverhead
National
Forest

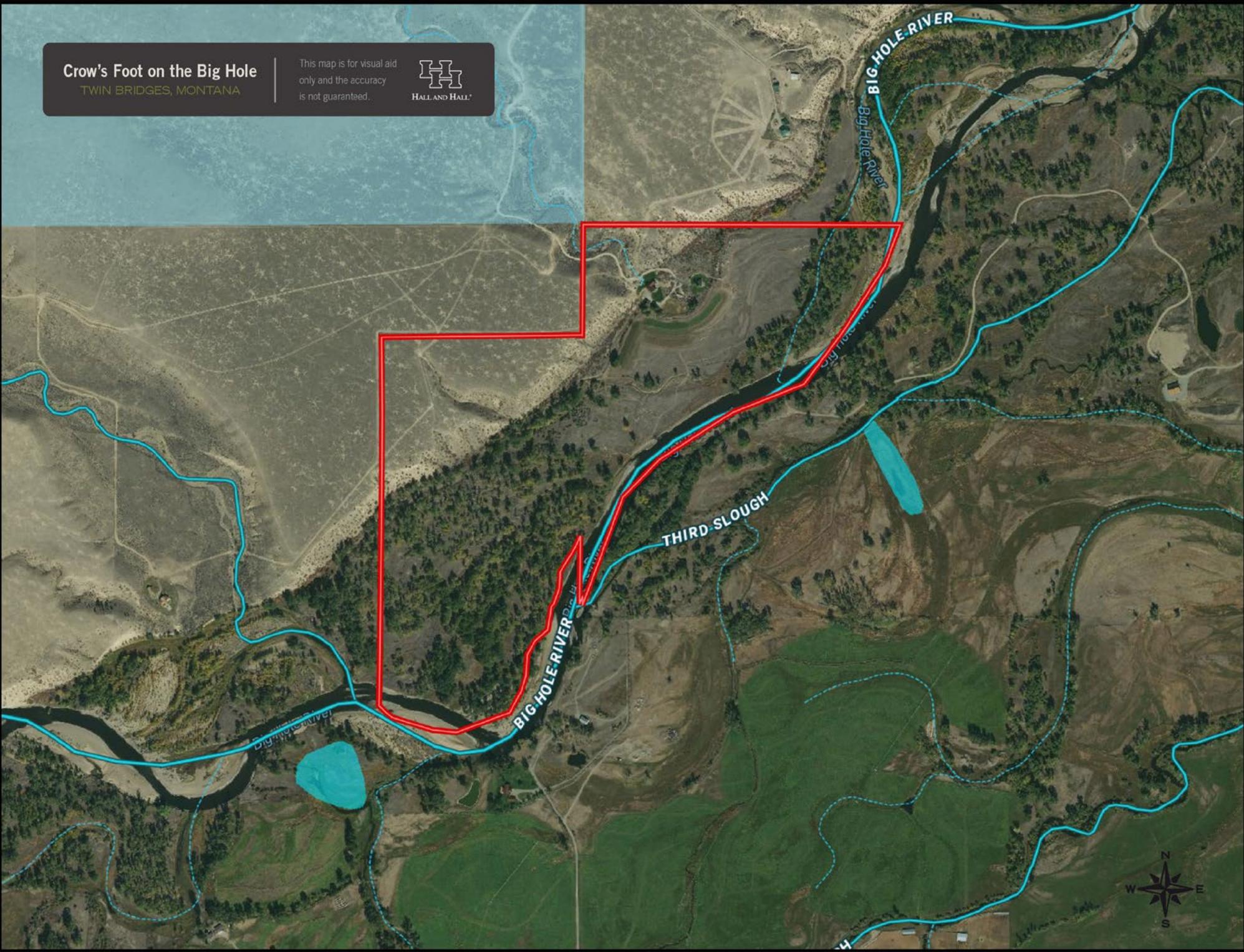
Twin
Bridges

Dillon



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TWIN BRIDGES, MONTANA

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BIG HOLE RIVER

Big Hole River

THIRD SLOUGH

BIG HOLE RIVER

