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OHS WILLOW CREEK RANCH | PONY, MONTANA | \$6,000,000



EXECUTIVE SUMMARY

Ohs Willow Creek Ranch is a 429± acre ranch located near the historic town of Pony, Montana, one hour west of Bozeman. The ranch consists of approximately 197 acres of pivot irrigated cropland, 76± acres of range, and the balance being a lengthy riparian corridor with the collective flows from the North Fork and South Fork of Willow Creek. The views of the Tobacco Root Mountains immediately to the west are simply spectacular. Held for generations, including through Karl Ohs elected Governorship of Montana, the Ohs family historically utilized the ranch as a base for their cattle operations while enjoying the recreational use of the small stream trout fishery and the abundance of wildlife that flourish on the ranch. A historical barn pays tribute to the family and is a landmark building in the area. Ancillary ranching buildings still reside, as do the corrals, but the ranch does not have a residence and is a clean slate for a new owner to create one of their own. By location, the ranch is in a desirable area in southwest Montana, with international air service provided at the Gallatin Airfield 45 minutes away. The small community of Harrison is less than five miles down the road providing local food and a school. To the west resides Pony, a once prosperous gold mining town now best known for the Pony Bar hosting live music and serving cheeseburgers and cold beer. The area remains localized and authentic to its roots in agriculture. The property has a conservation easement held by the Montana Land Reliance to help preserve the integrity of the land and the area.

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

- Approximately 429 acres
- Approximately 197 acres under pivot irrigation currently in wheat production
- More than 1.5 miles of trout fishing, including both the North and South Fork of Willow Creek
- Wildlife includes whitetail, turkey, pheasant, partridge, and moose
- Historic barn and outbuildings suitable for preserving and/or repurposing
- Western views of multiple 10,000-foot peaks in the Tobacco Root Mountains are spectacular
- Five minutes to Pony or Harrison maintains the local vibe
- 45 minutes to international air services
- One hour to the desirable mountain community of Bozeman



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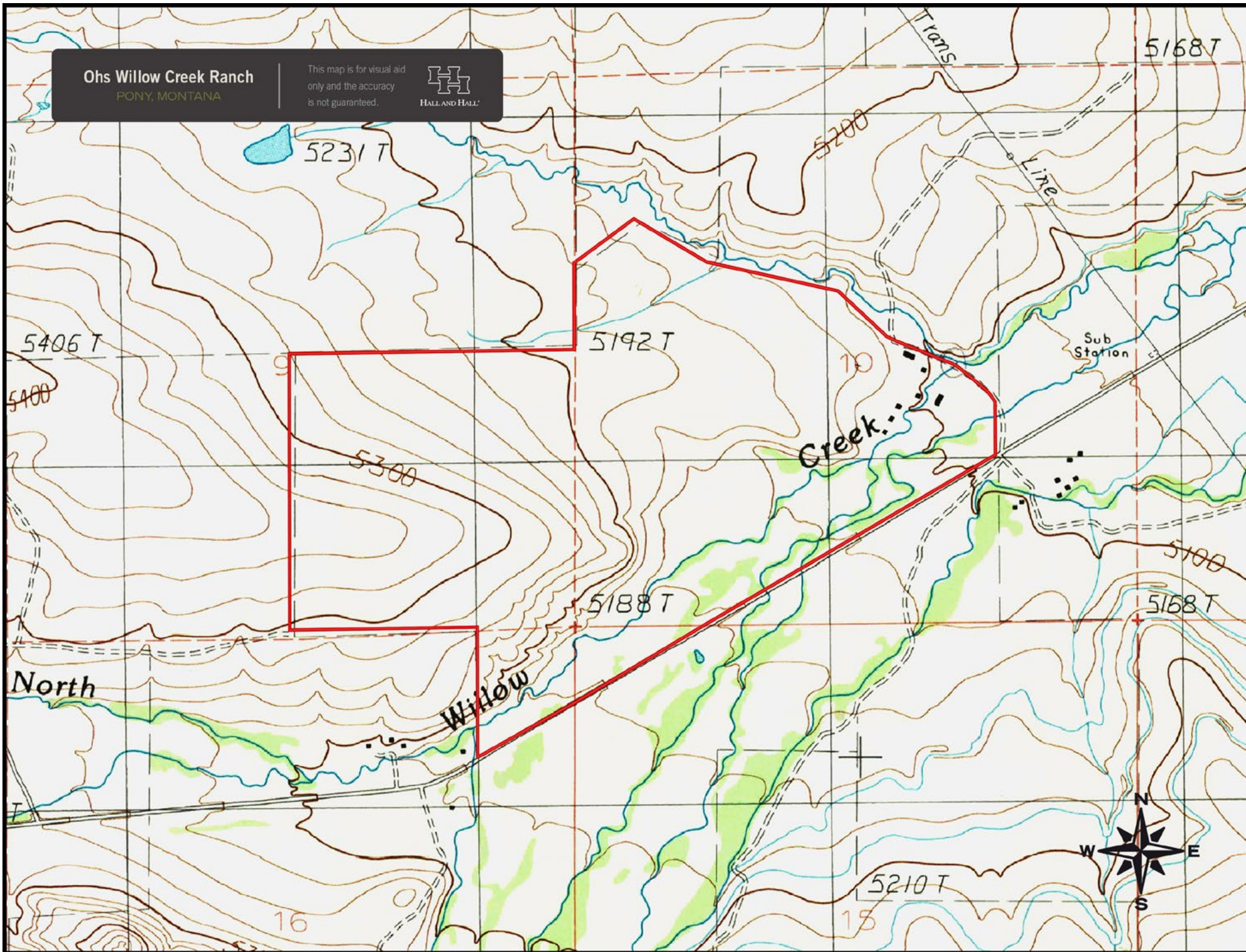
Ohs Willow Creek Ranch

PONY, MONTANA

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

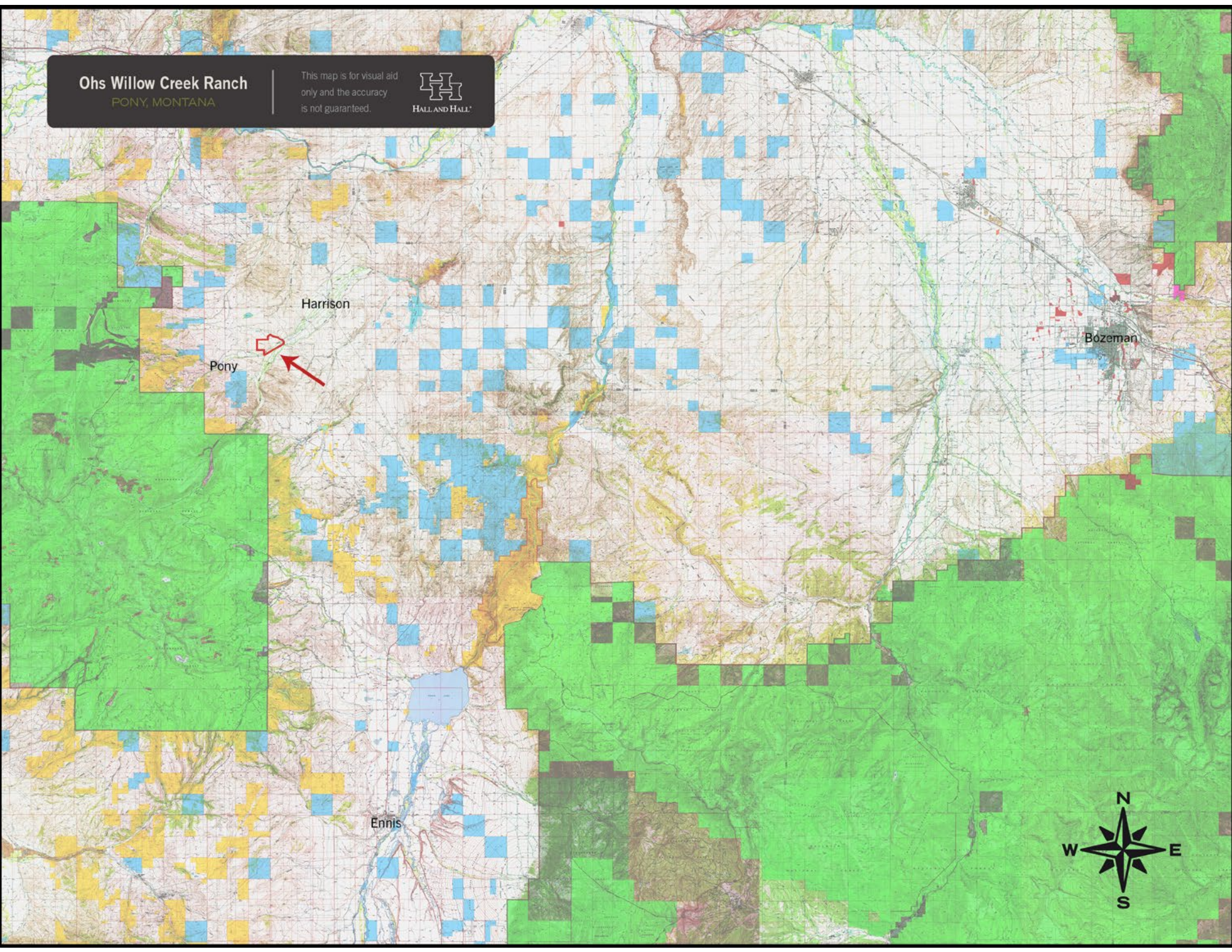


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Ohs Willow Creek Ranch
PONY, MONTANA

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Harrison

Pony

Ennis

Bozeman



Ohs Willow Creek Ranch

FONY, MONTANA

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