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## DRY FLY SPORTING RANCH | SAINT XAVIER, MONTANA | \$2,500,000



### EXECUTIVE SUMMARY

Locate 25 miles south of Hardin, MT, on the Bighorn River, the 157± acre Dry Fly Sporting Ranch offers an unparalleled combination of fishing, bird hunting, and accommodations. The Bighorn River is one of the finest trout streams in the United States. It is a classic tailwater fishery that is clear and cold in the summer and ice free in the winter. It releases at 40-50 degrees all winter long as a tailwater, making it a hot tub for migrating waterfowl. Cereal grains are planted up and down the river, so once the ducks and geese arrive, they usually don't leave. The waterfowl hunting is second to none. The ranch has an outstanding riparian corridor that provides the habitat components (nesting cover, brood habitat, winter cover, and food plots) for outstanding pheasant hunting. A bird preserve license allows for upland hunting until March 31st. The 3,000± square foot custom residence, which has doubled as a lodge, is finely constructed and artfully appointed and offered fully furnished. This is one of those special sporting properties that is easily managed and less than 75 miles to Billings, MT.



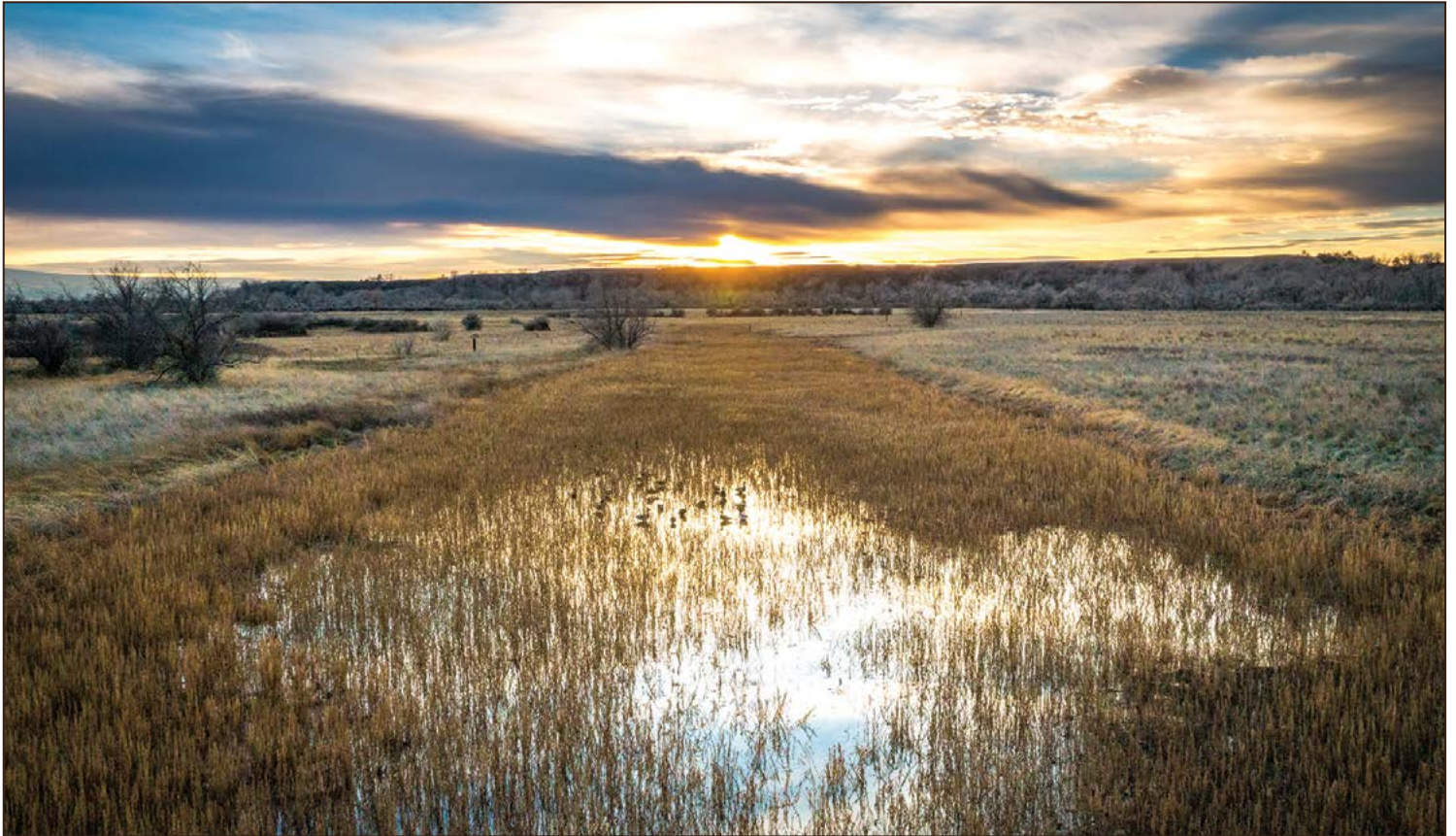
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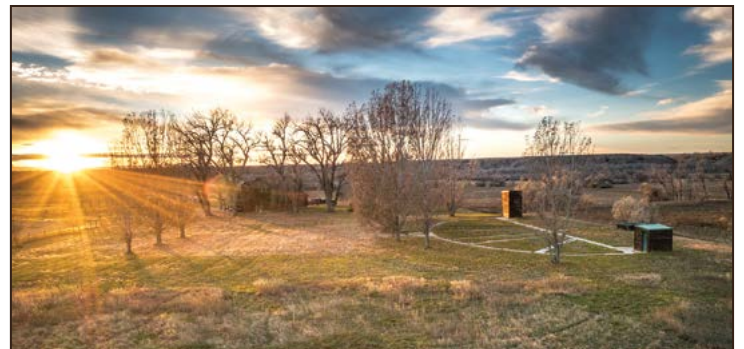
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## JUST THE FACTS

- 157± acres
- Approximately a quarter mile of Big Horn River frontage
- 25 miles to Hardin, MT
- 75± miles to Billings, MT
- Outstanding waterfowl hunting
- Blue Ribbon trout fishery
- Bird preserve license.
- Custom 3,000± square foot home
- Clay pigeon shooting range
- Private boat takeout

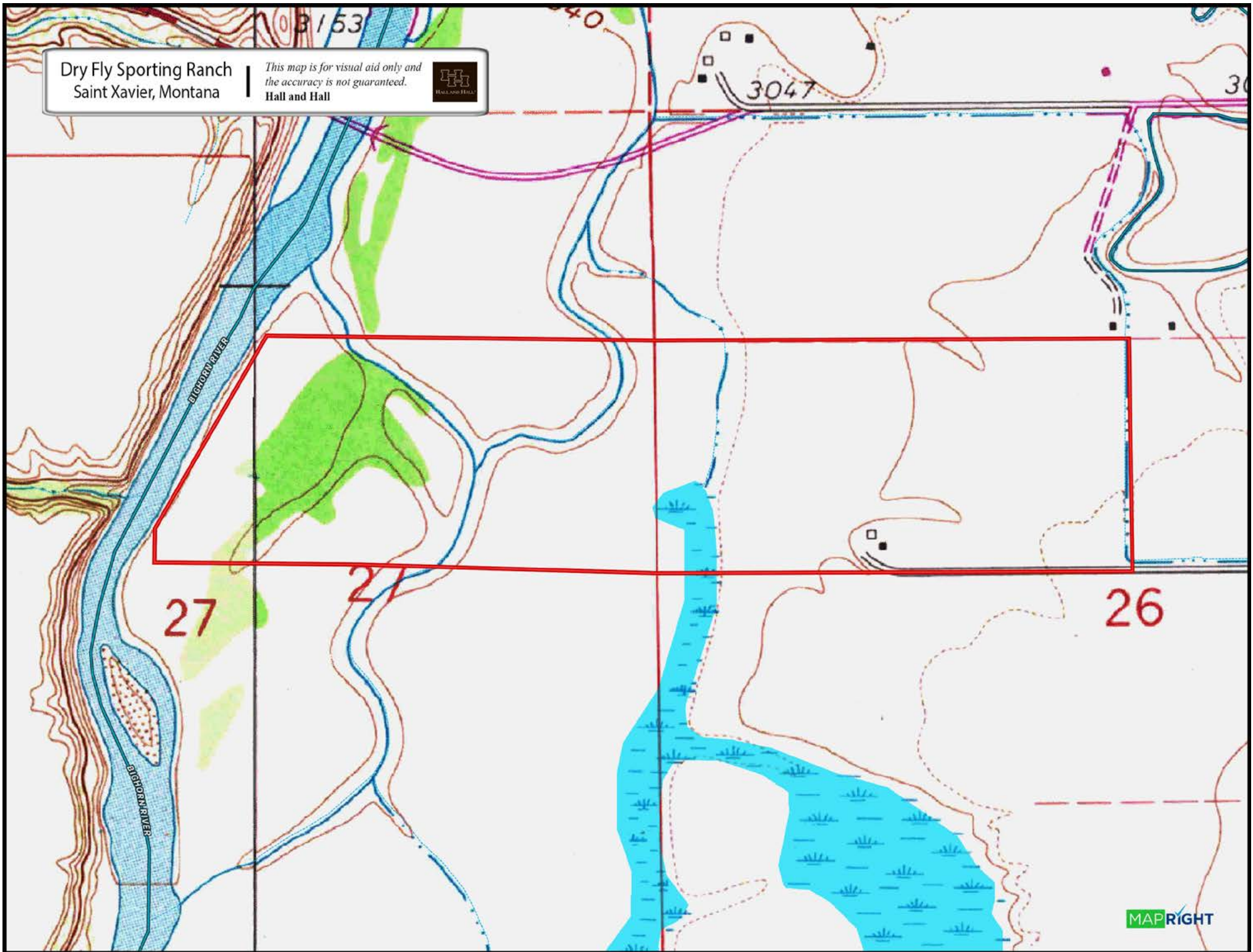


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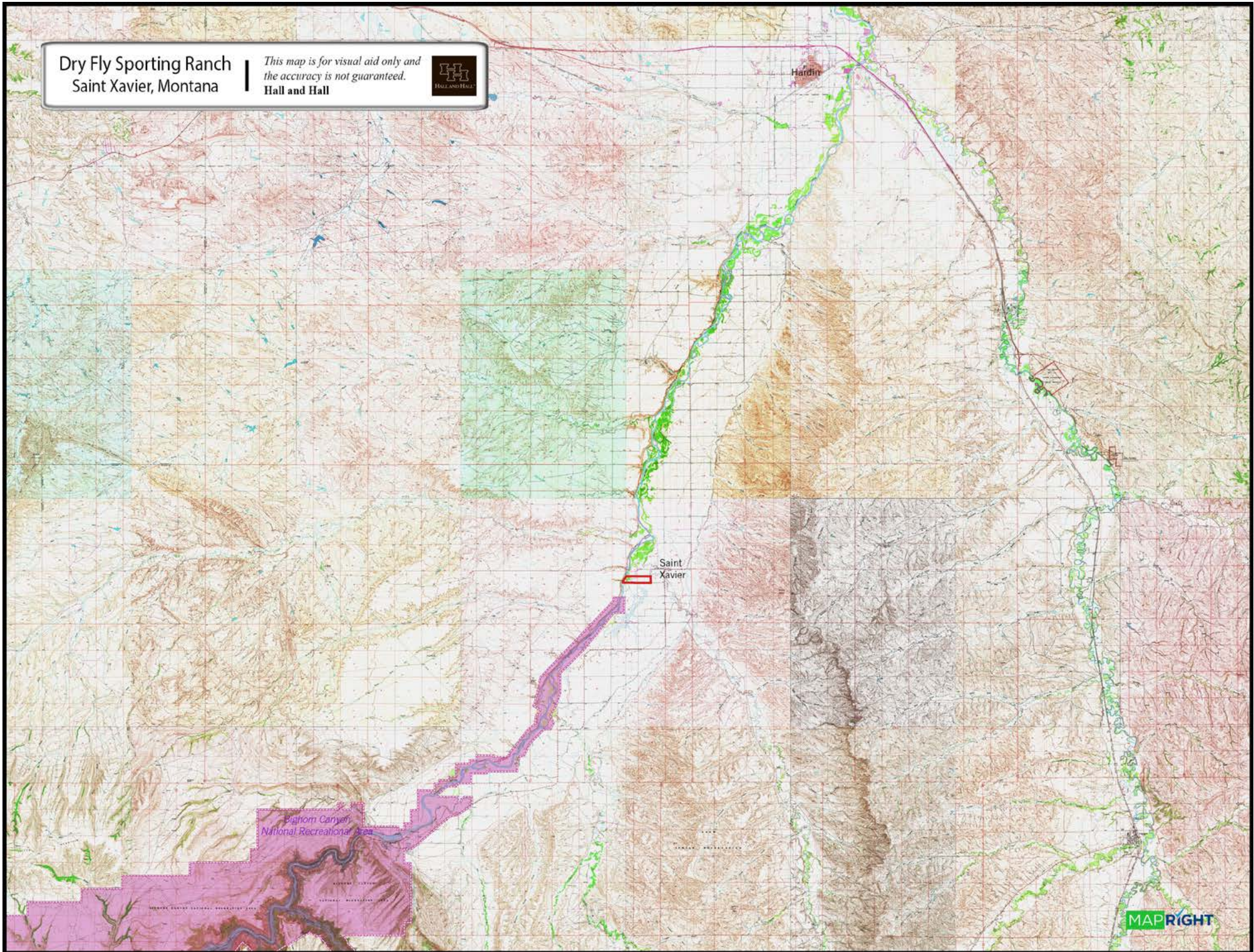
Dry Fly Sporting Ranch  
Saint Xavier, Montana

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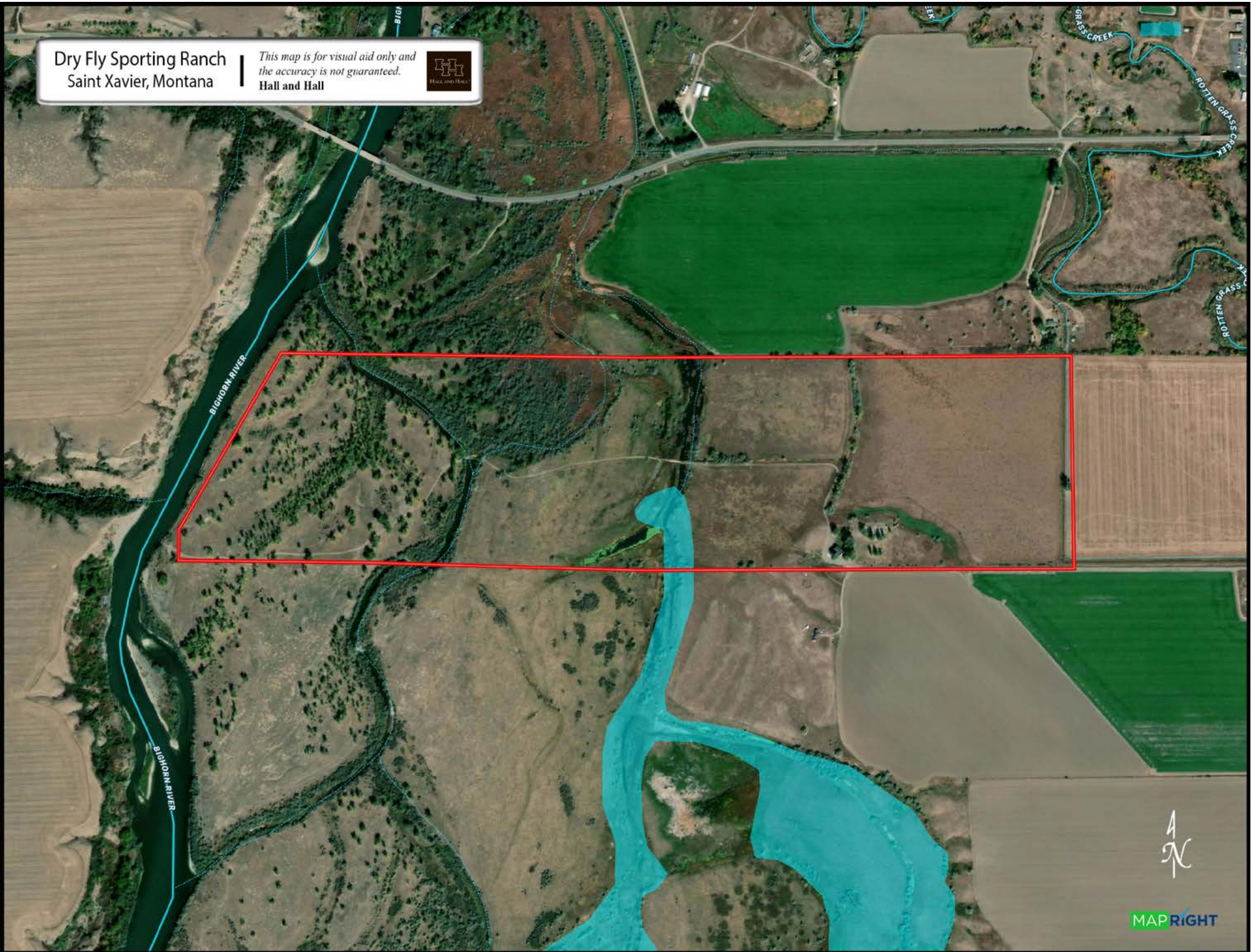
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