

Brochure Courtesy of:

RANCH AND RECREATION REAL ESTATE SPECIALISTS



51 NYE ROAD • P.O. BOX 752 • ABSAROKEE, MT 59001

“BUTCHER CREEK PLACE”

Just a Great Mini Ranch



LOCATION

Just a short drive South of Absarokee, Mt. (7 miles to be exact) I am proud to offer this 240 acres owning both sides of Butcher Creek for ½ mile. Mountain views, fishing, upland bird hunting and deer are all available here, and yes you can run some cattle too. Butcher Creek itself, though small, say 10 to 20 ft. wide and 2 to 4 ft. deep is a good fishing stream with very few anglers.

AREA

Improvements include 2 homes, one older 2 bed room 1 bath and the other 4 bed room 3 bath, numerous out buildings and corrals and a metal Clery shop/garage.

County records indicate 210 acres grazing lands, 28 acres wild hay and irrigated, and 2 acres farmstead. Irrigated lands are via water rights dating back to 1906 for 2.5 cfs however the ditches are overgrown and not indicating use for a number of years. There are 3 wells located at the homes and corrals. Boundary fences are well maintained with some being sheep tight.

Cottonwood trees and other wild shrubs occur around the buildings, along Butcher Creek and up an unnamed tributary that runs East to West in the middle of the range land. This unnamed Creek normally has water in it year around.











BROKER'S COMMENTS

This is, as stated above, a great “Mini Ranch” that has been used by the owner essentially since 2007 to hold cattle for a few months in the winter and calve out those cattle before taking them back to the home ranch for summer and it has worked well in this system. Hired help has lived in the homes or they have been rented out. As a new owner, options are open but would work well for a small herd of registered cattle or even horses having the open range land. Access, ideal, having Billings Mt. 70 miles away, Red Lodge Mt. and Red Lodge Ski Area 30 miles away and Yellowstone Park 95 miles. Absarokee itself has a clinic, good schools, banks , grocery, hardware, numerous churches and great small town atmosphere. For outdoor recreation fantastic fishing streams plus access to many forest trails into the mountains. Really, a great place to live!!!!

PRICE \$1,200,000 (See Maps Below)

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* The statements made herein while not guaranteed are from sources deemed reliable, and maps are for visual reference only.
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