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RANCH AND RECREATION REAL ESTATE SPECIALISTS



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The “Q” RANCH FISHTAIL, MONTANA



LOCATION

The “Q” Ranch is ideally located in the foothills of the Beartooth Mountains, approximately 6 miles west of Fishtail, Montana in an area of rolling grassy hills and timbered slopes. Fishtail is the nearest community offering groceries and basic necessities and only 10 miles east is the town of Absarokee, having a broad cross section of services. Billings, Montana is Montana’s largest city about 70 miles away and has the nearest commercial airport. It has a major medical center, shopping centers and is home of 2 major livestock auction companies. The Ranch is accessed by State Highway 419.

AREA

The Ranch lies in the foothills of Montana’s highest mountains in an area known as the “Beartooth Front,” considered one of the most desirable and sought after regions of the State. The area is generally bounded by Red Lodge, Montana and the Rock Creek Canyon on the east, and Nye, Montana and the Stillwater River Canyon on the west with massive Beartooth Plateau to the south lying just north of Yellowstone National Park. Numerous small communities lie within this area being Red Lodge and Absarokee on the more populated end and Luther, Roscoe, Fishtail, Dean and Nye with lesser populations.



The primary industry in the area is ranching and though recreational uses here are increasing due to the availability of streams, rivers, trails and the National Forest there has been little development. Ranches are still to a large degree held by third and fourth generation family members. This is a rare opportunity to purchase a fantastically improved smaller ranch along the “Beartooth Front.”

RECREATION

The "Q" Ranch is home to an abundant supply of mule deer and trophy bucks. A native herd of elk roam this and neighboring ranches. An occasional black bear, coyote, bobcat, or mountain lion may be seen on the property too. Upland birds of grouse and partridge are common as are golden and bald eagles.



The surrounding area, in any direction, is a fishermen's paradise. Major and renowned streams within a 15 to 30 minute drive are the Stillwater, East Rosebud, and West Rosebud Rivers. Numerous small streams

yielding brook and rainbow trout are also next door. Mountain lakes are abundant within hiking or horseback trips that can take you as far as Yellowstone Park. Many major hiking and horseback trails are available across the “Beartooth Front” into National Forest or the Absaroka-Beartooth Wilderness.

Red Lodge, Montana only 40 miles away, is home to one of Montana’s major ski resorts that has in recent years added new lifts and opened more runs. Horseback riding and hiking can be enjoyed right on the Ranch.

ACREAGE-LANDSCAPE-WATER

The Ranch consists of 118+ deeded acres, of which approximately 40 acres are timbered slopes with rock outcrops and the balance gently sloping grass land.

Domestic and livestock water is supplied by a well at the building area. A small spring normally flows but is undeveloped in a coulee east of the buildings. There are no irrigation water rights.

Leafy spurge and Russian knapweed are noxious weeds, common to this area and may occur on this property.

IMPROVEMENTS

THE HOME is a feature of beauty, craftsmanship and functional design for family living and entertaining.

A frame construction; the home consists of 2546 sq. ft. in the walk out basement level plus 2726 sq. ft. on the main level, booth accented with decks and patio areas for the enjoyment of Montana’s great outdoors. Attached is an oversized 2 car finished garage.

(Please see the following photos – larger versions available at www.mccaslinland.com)



IMPROVEMENTS (continued)

Not basic in any way! Cathedral ceilings on the main level with lots of window areas. Master bedroom and bath are just awesome! Half bath, office, gourmet kitchen, open dining and living area with large fireplace all accented with wood. The walk out basement is equally tantalizing; 3 bedrooms, 3 baths plus a recreation room, sitting area with fireplace, wine cellar and yes; tastefully accented with wood plus ceilings of 9 feet.

THE HORSE BARN is 2520 sq. ft. and is well designed with inside stalls opening to the outside paddocks, heated waterers, a tack and supply room, feed and equipment storage sitting adjacent to functional metal panel corrals.



A **TRAINING ARENA** sits adjacent to the corrals and is approximately 70 by 150 feet leveled and with a sand base. Constructed of metal panels with steel posts, it is a horseman's dream.



ENTRY to the homestead expresses the western lifestyle and landscape with pole fencing to set off the areas beauty.



CLIMATE



This area is not considered to receive the heaviest of Montana winters since the immediate proximity of the Ranch to the Beartooth Front places it in a highly predictable Chinook area. Consequently, the winters are quite pleasant, although occasional very low temperatures are experienced. The area is subject to numerous snows however, the heaviest being

spring storms. These spring storms usually occur late in March or early April and, due to the mild temperatures, the snow seldom lasts but a few days. These heavy wet snows are welcomed, as they contribute to the lush strong grasses that nourish livestock and wildlife throughout the grazing season.

MANAGEMENT

This Ranch can be easily managed with the Owners goals in mind, whether as a horse ranch, home for a few cattle or mix the two as you see fit. Though basically small in size it does not lend itself to open hunting but an Owner has a great opportunity to elk or trophy mule deer right on his/her own land and the same with upland game birds.

PRICE

\$1,750,000

PRICE REDUCED \$1,595,000

BROKER'S COMMENTS

This is a rare opportunity to purchase such a well improved small ranch that is functional for the discriminate buyer yet this Ranch borders both the "B Hall Ranch" and "Paul's Place" yielding an opportunity for a wonderful headquarters to

these units. Additionally the “Grove Creek Range’ property borders the “B Hall Ranch” to the north offering ultimately a 6,700 acre Montana grass ranch. Call and we will discuss it.

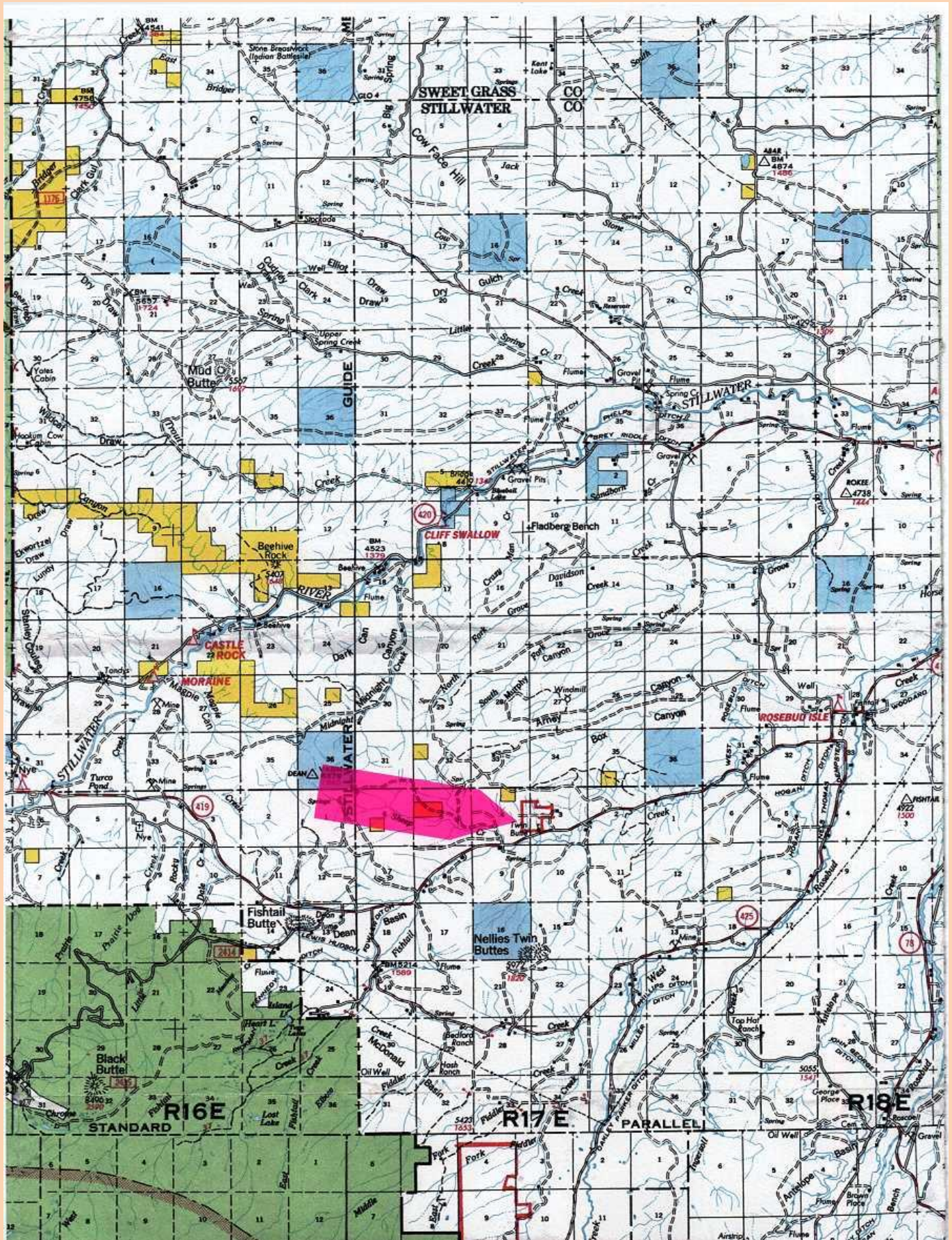


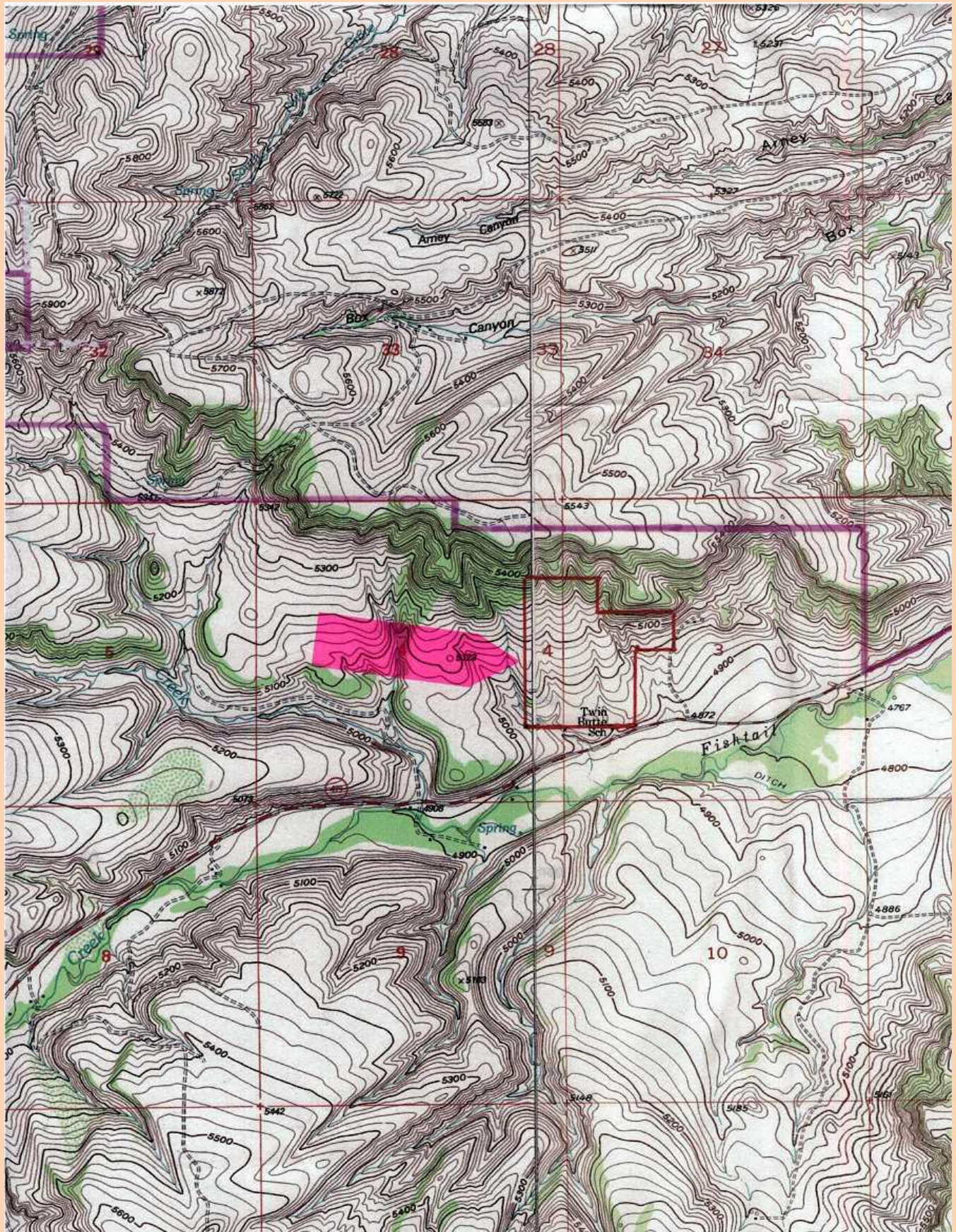
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* The statements made herein while not guaranteed are from sources deemed reliable, and maps are for visual reference only.
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(Maps on following pages)





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