



Montana Hunt Club

Jordan, Montana

\$8,500,000.



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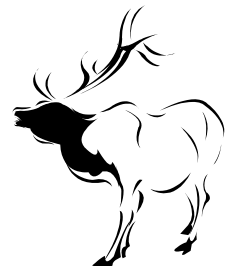
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Montana Hunt Club

The Montana Hunt Club encompasses approximately 25,000 acres of which 14,000+/- acres are deeded. The ranch has an abundant population of elk, antelope, mule and whitetail deer, sharp tail grouse, sage hen and wild turkey. The property's terrain is varied from tree covered breaks and coulees to the wide valley of Calf Creek which meanders through the center of the ranch. Blgs. MLS# 171338.



AGENTS NOTE:

Having lived in Montana all of my life and selling ranch properties throughout the state for the past 25 years, it is always a pleasure to discover an unspoiled property that is basically the same as it was when Lewis and Clark saw it 200 years ago. "The Montana Hunt Club is such a property." This is a working cattle ranch that has historically carried approximately 500 animal units on an annual basis. It also has an abundant wildlife population. The strong grasses and the varied terrain offer a great habitat for all of the wildlife. The Hunt Club is another reason we call Montana "The Best Last Place".



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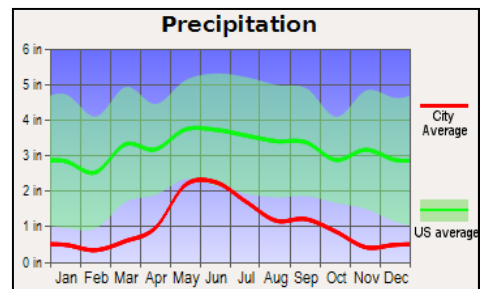
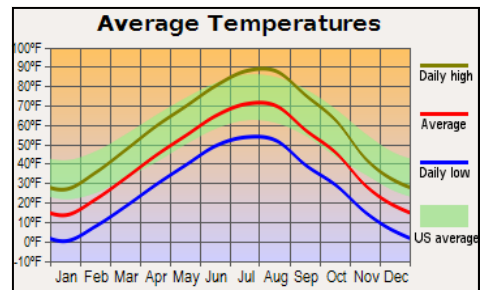
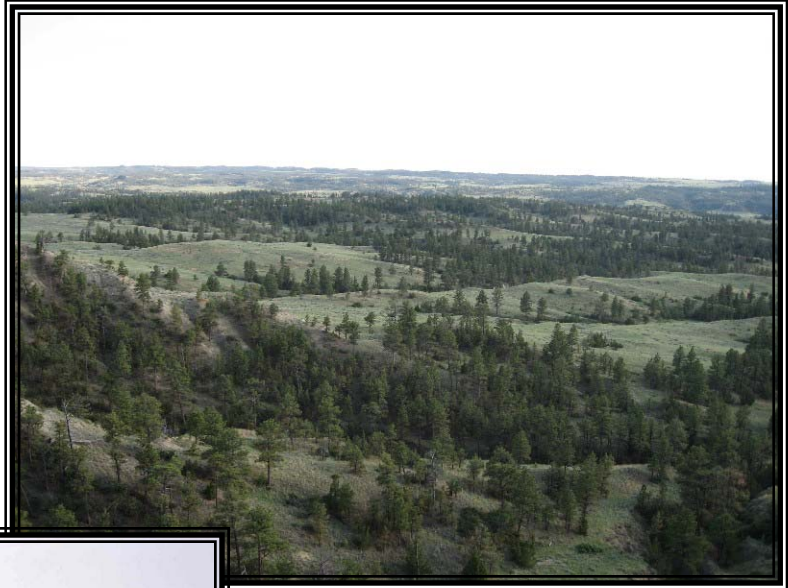
DESCRIPTION:

Acres:

Total Acres: 25,000+/-
Deeded Acres: 14,150+/-
Private Grazing Assoc.: 3,500+/-
BLM: 7,350

Elevation: 2,640 ft.

Taxes: \$8,400.



Water & Mineral Rights: Owners will convey all of the owned water and no mineral rights appurtenant to the Hunt Club Ranch. Water Rights shall transfer subject to all decisions of the Montana Water Court Adjudication proceedings.



LOCATION:

MONTANA HUNT CLUB: Located approximately 40 miles from Jordan and 12 miles from Sand Springs.

JORDAN: Jordan is the site of three of the world's six Tyrannosaurus Rex skeleton finds. Located within Garfield County in the heart of eastern Montana, dinosaur tours are the town's main attraction. Jordan began as a small cow town in the 1890s. The post office opened in 1899 with Arthur Jordan as postmaster. The most isolated county seat in the lower 48 states, Jordan is 175 miles from the nearest airport, 85 miles from the closest bus line and 115 miles from the nearest train.

FORT PECK RESERVOIR: More than 50 different kinds of fish swim in Fort Peck Reservoir, Montana's largest body of water. The lake is about 134 miles in length and has a maximum depth of 220 feet when full. There are over 1,520 miles of shoreline, longer than the California coast. A paved road for larger vehicles provides direct access to the reservoir at Fort Peck Marina, located near the west side of the dam. Other access roads are gravel and/or dirt, leading to Hell Creek Bay, 26 miles north of Jordan, and one on the south fork of Rock Creek Bay, about 10 miles west of Highway 24. All marinas include concrete boat ramps.

BILLINGS: Located 175 miles northwest via US-87, Billings is the center of Montana's livestock industry and considered the Regions trade port. The International Airport in Billings is presently serviced by 5 major airlines. Billings offers two of the finest medical facilities in the Northwest. Shopping, fine dining, theater and the arts makes Billings the "True Hub" of Montana.



Montana
Sonny Todd Editorial

“The Best Last Place”

I believe Montana is the “Best Last Place”. Montana plays in our minds that mythological West that all Americans love. It is the home of legends, with real places and real people. It was a horn of plenty for the Native Americans, with prairies full of fat buffalo and clear mountain streams overflowing with trout and beaver. Montana evolved from the wilderness through the efforts of mountain men, gold miners, sturdy pioneers, as well as through a bloody struggle between competing cultures. Law and order came to the Montana Territory by the gun and hanging tree. It was Vigilante verses Outlaw, and often it was a fine line that separated the two. Montana is the West, home of the Cowboy and Cowponies, and endless horizons.

Montana is the land of snow-capped mountains, pristine wilderness areas, sparkling rivers and streams, and golden wheat fields all under 'The Big Sky.'

Welcome to "*The Best Last Place*".



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The Montana Hunt Club has a rich history with more than a dozen homesteads with the remains of dug outs and old log cabins scattered throughout the ranch. At the headquarters there is a log home, guest house, horse barn and shop, along with numerous other outbuildings. There is a new log cabin located in the breaks.





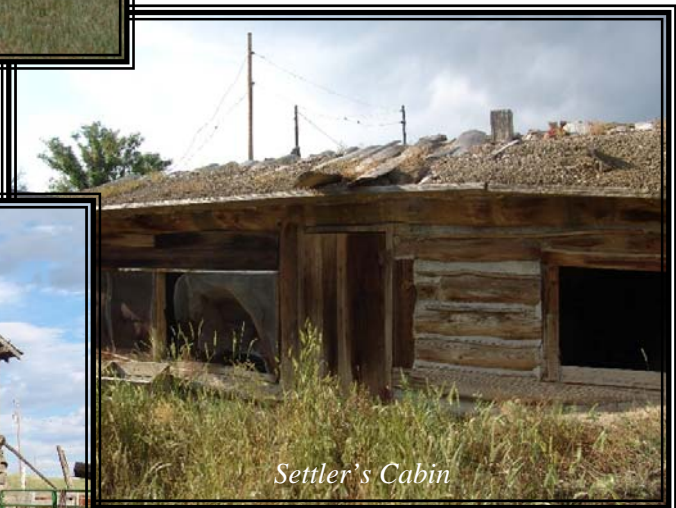
Log Dugout



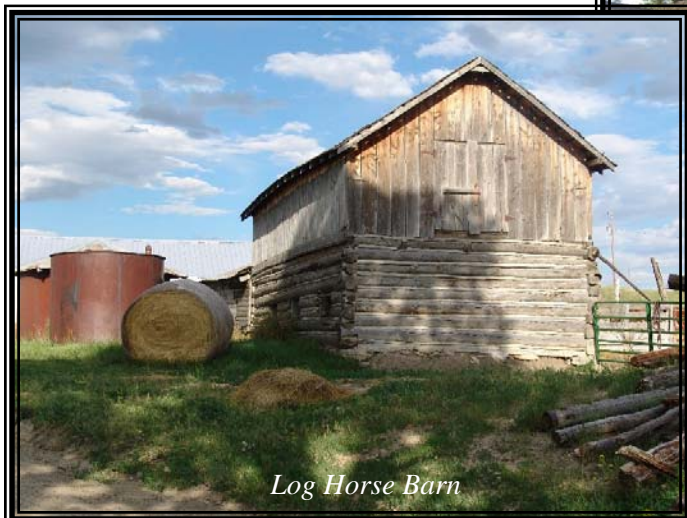
Homestead cabin



The approximately 500 animal unit ranch has been under good management for many years and the grass, cover and wildlife have benefited because of that stewardship.



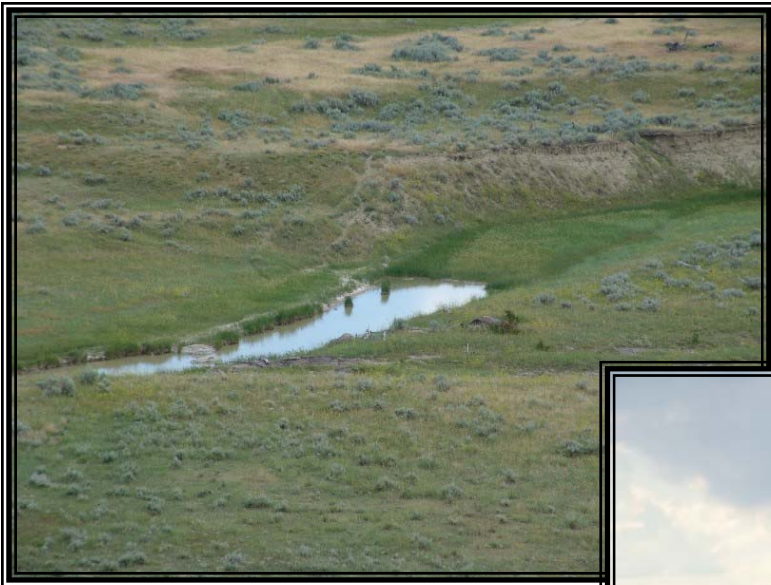
Settler's Cabin



Log Horse Barn

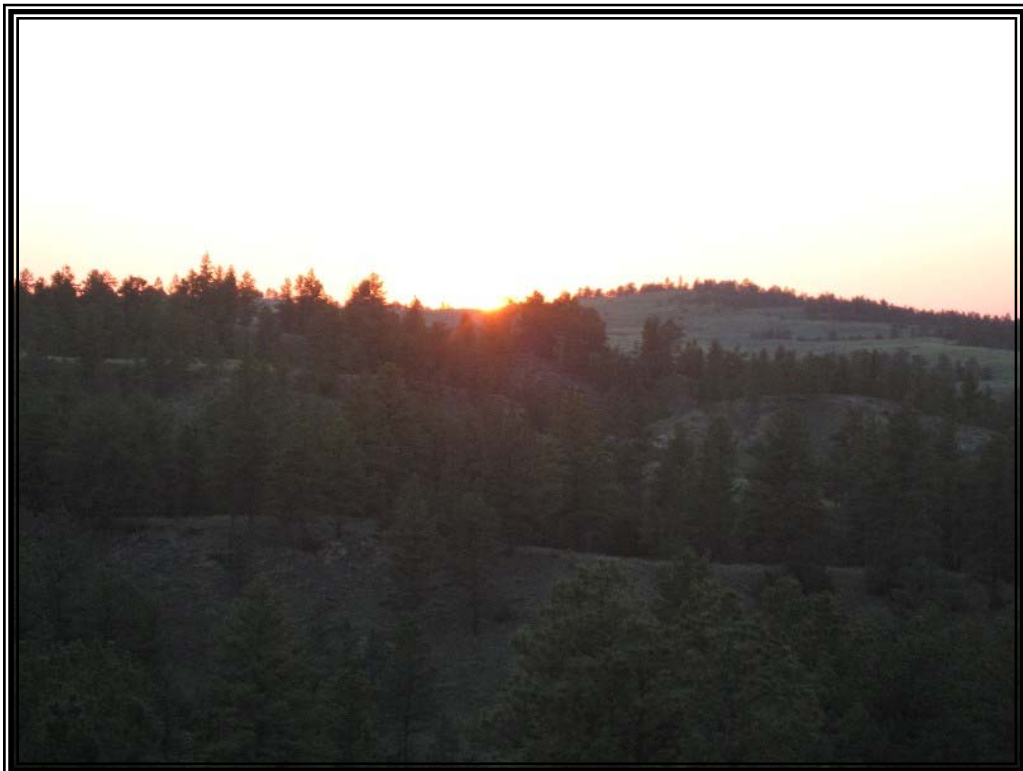


There are 7 windmills, 4 electric wells, 10 miles of pipeline and the ranch is fenced into 11 pastures.





This ranch typifies some of the most beautiful and diverse terrain varying from fertile valleys to pine covered sandstone ridges with incredible views of surrounding Missouri Breaks.





These are some of the trophy deer and elk harvested on the Montana Hunt Club.





SUMMARY & CONCLUSION:

This unspoiled, pristine ranch located in the Missouri Breaks offers a fantastic getaway for those with a spirit of adventure, who truly enjoy seclusion, privacy and the great outdoors. Whether you are a avid hunter or just appreciate seeing wildlife in their natural habitat, this ranch is a horn of plenty, much like the Native Americans seen it hundreds of years ago. We invite you to share The Hunt Club with us this year, to see for yourself why it is one of the best in “The Best Last Place”.

PRICE: \$8,500,000.

TERMS: Cash

Notice: The data contained herein was obtained from the owner and other sources deemed reliable, but is not guaranteed by agents. Prospective purchasers may be asked to provide a financial reference prior to a showing and are advised to examine the facts to their own satisfaction. This offering is subject to change of price and terms, lease, prior sale or withdrawal from the market, without notice.
