



*Gateway to the Bob Marshall Wilderness*

# Rocky Mountain Front Ranch

Choteau, Montana

**Offered Exclusively By:**  
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# *Sonny Todd Real Estate*

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## *Rocky Mountain Front Ranch*

Rocky Mountains Front Ranch is in the undiscovered part of the Big Sky which is rich in Montana culture, heritage and natural resources. The back drop to the ranch is Ear Mountain which is a sacred and vision quest site for the early Native Americans. The ranch is just 15 miles from the Teton Pass ski area and offers many recreational opportunities. The 18,000 acre Pine Butte Swamp Preserve adjoins the ranch and offers excellent wildlife habitat including, grizzly bear, deer, elk and golden eagles. The preserve includes Egg Mountain, the first site in North America to yield dinosaur eggs and nest fossils. Paleontologist Jack Horner discovered this site and is now working with The Nature Conservancy owner of the preserve and is exploring the site.

### **AGENTS NOTE:**

*This is a productive ranch that is a horn of plenty for the wide variety of wild life that the surrounding area holds. Willow Creek has a great potential to be developed into a blue ribbon fishery. We invite you to share with us, this opportunity to own an undeveloped part of the west.*



**Sonny Todd**

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**DESCRIPTION:**

**Acreage:**

Approximately 820 deeded acres of which 40 are irrigated and the balance, is sub irrigated meadows, creek bottoms and rolling hills.

**Elevation:** 3,810'



**Rainfall:**

Annual Precipitation, 14.6"

**Climate:**

Max Average Temp: 82°

Min. Average Temp: 10°

(information provided by  
[www.wrcc.dri.edu/index.html](http://www.wrcc.dri.edu/index.html))

**Taxes:**

2003 Teton County

Approximately \$737.84

**Utilities:**

Electricity & Telephone

**Water:** Willow Creek and several springs

**Water & Mineral Rights:** All water and mineral rights held by the current owner will transfer.



*The Rocky Mountain Front*

**LOCATION:**

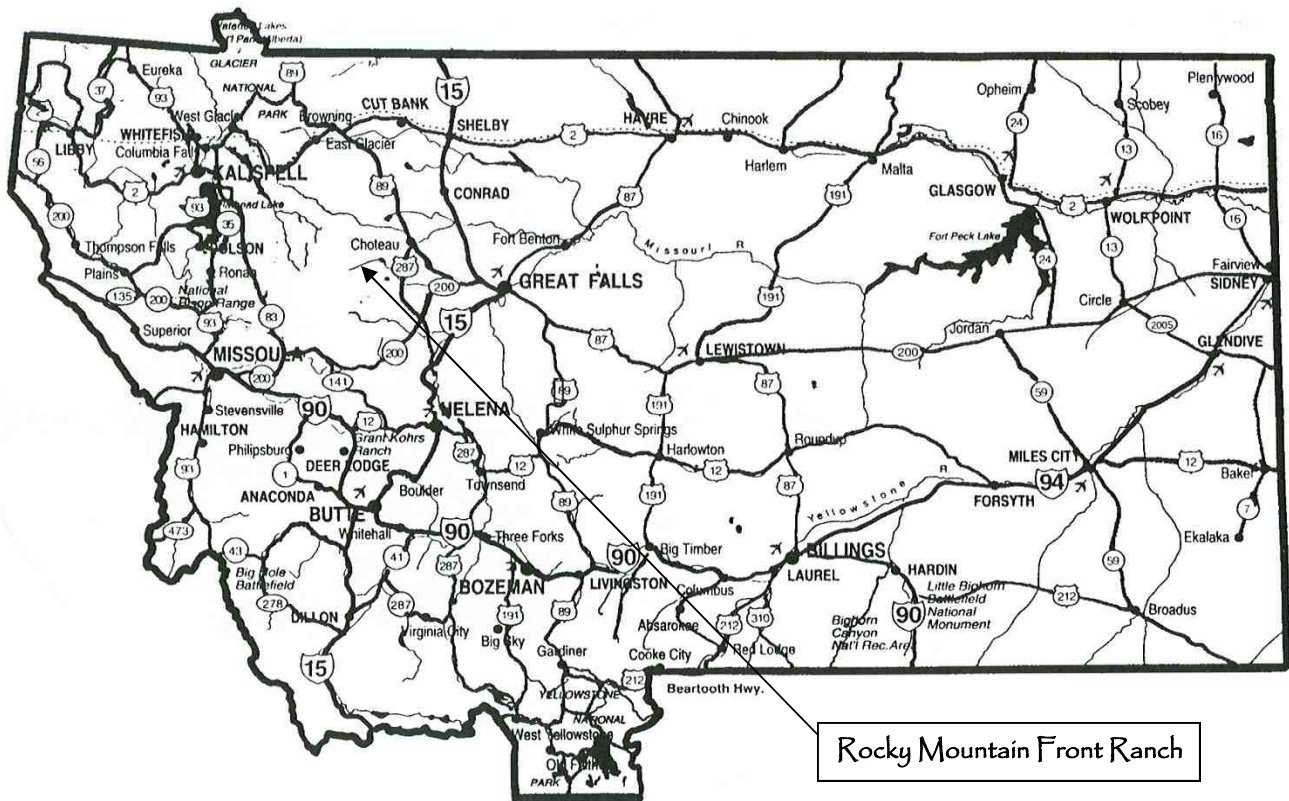
**ROCKY MOUNTAIN FRONT RANCH:** Located approximately 17.5 miles from Choteau. The Front forms the seam between the wild lands and wilderness of the Lewis and Clark National Forest and the foothills and plains domesticated by area ranchers and farmers. Sparsely populated, the Front is made up of small communities, linked by miles of country roads and highways, that are dedicated to maintaining the special quality of life that makes living here so worthwhile. The Front is a slice out of America's heartland and, in some ways, is a slice out of this country's past.

**CHOTEAU:** Choteau is the county seat of Teton County. Built around the county courthouse, Choteau is one of the oldest still active towns in the area. Choteau offers opportunities for camping, swimming, shopping, and golf right in town. Nearby opportunities include hiking, skiing, wildlife viewing, fishing, hunting and dinosaur digging. Choteau is surrounded by outstanding outdoor recreational opportunities on the Lewis and Clark National Forest and in the Bob Marshall Wilderness. The community also has several taverns and restaurants. Downtown shopping includes gift stores, clothing boutiques, art galleries, hardware stores, grocery stores and gas stations.

**GREAT FALLS:** Located just 67 miles from the ranch, Great Falls is known as the 'Electric City' because of its numerous dams and power plants. Montana's third largest city is located on the Missouri River among the five falls that were both a magnificent spectacle and formidable barrier to early river travel. This area held great significance for the Lewis and Clark Expedition. The explorers were forced to spend nearly a month portaging around the falls in June 1805. Much of the Missouri River in this area remains as it was when Lewis and Clark first viewed it over 190 years ago.

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## Montana

Sonny Todd Editorial

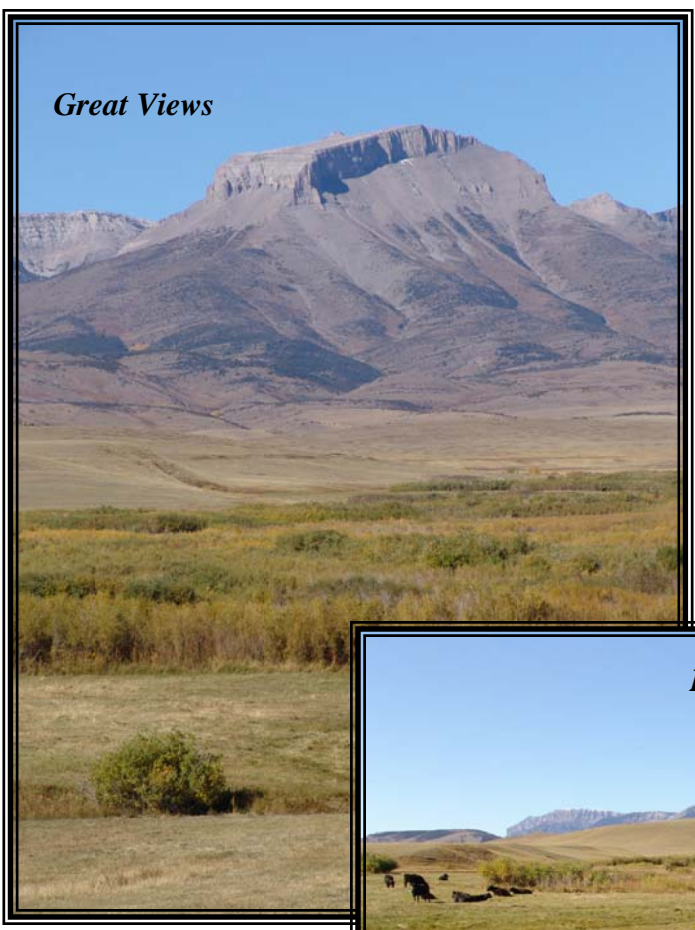
“The Best Last Place”

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 real 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.

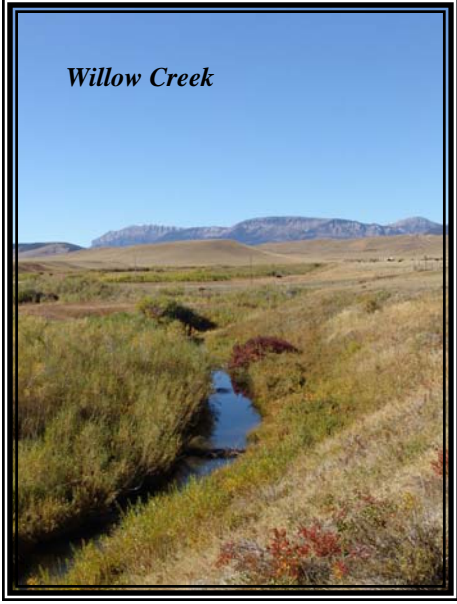
Montana is the land of snow-capped mountains, pristine wilderness areas, sparkling rivers and streams, and golden wheat fields all under 'The Big Sky.'

Welcome to "*The Best Last Place*".

*Great Views*



*Willow Creek*

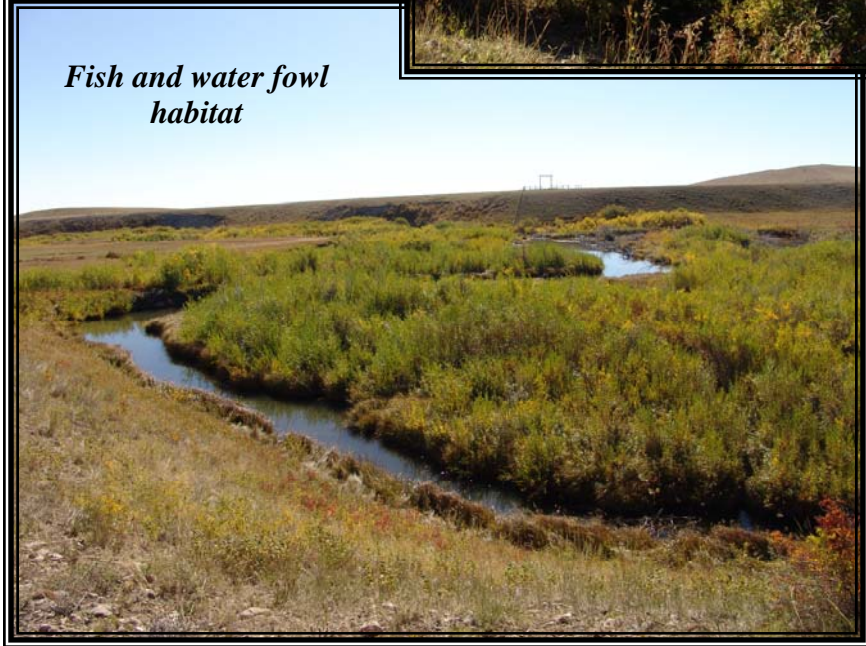


*Lush Meadows*

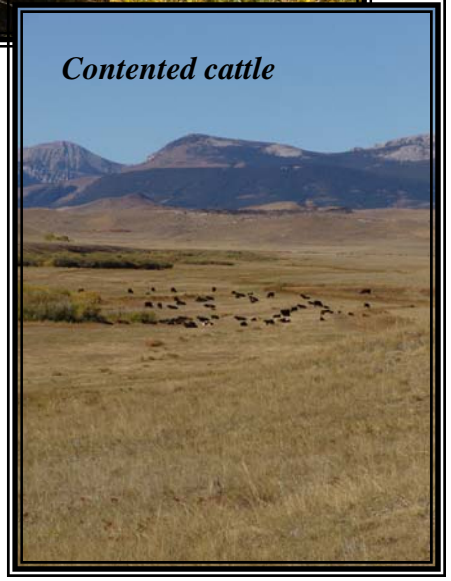


*Pictures are worth  
a thousand words.*

*Fish and water fowl  
habitat*



*Contented cattle*





*Ear Mountain*

**SUMMARY & CONCLUSION:**

Rocky Mountain Front Ranch and the surrounding area offers unlimited recreational activities in one of Montana's last unspoiled pristine places. The 820 acres is undiscovered, undeveloped and underrated for piece and western tranquility. We invite you to come share with us one the *"Best Last Places."*

**PRICE:** \$1,850,000.

**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.

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*You'll Love Montana*



**One-stop Real Estate Services**

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