

LOWER SUN RIVER RANCH

Located in Lewis & Clark County - Near Augusta, Montana

Please Contact the Bozeman Office for Additional Information.



Lower Sun River Ranch is a productive agricultural operation with cattle working facilities and strong recreation amenities.

- 1,341± Deeded Acres;
- 160± acres of flood irrigated pasture;
- Borders 2± miles of the Sun River offering fishing for large brown trout, and excellent deer, upland and waterfowl hunting;
- Nice set of working corrals, barn and quonset shop in the historic ranch compound;
- Charming gazebo located along the Sun River in a stand of mature cottonwood trees that also has an updated calving barn;
- Only 8 miles from the authentic western town of Augusta and about an hour from regional amenities and commercial airport in Great Falls;
- Under conservation easement with the Montana Land Reliance that limits additional building to one envelope located near the current corrals and barn.



Offered at \$1,450,000



SWAN LAND COMPANY

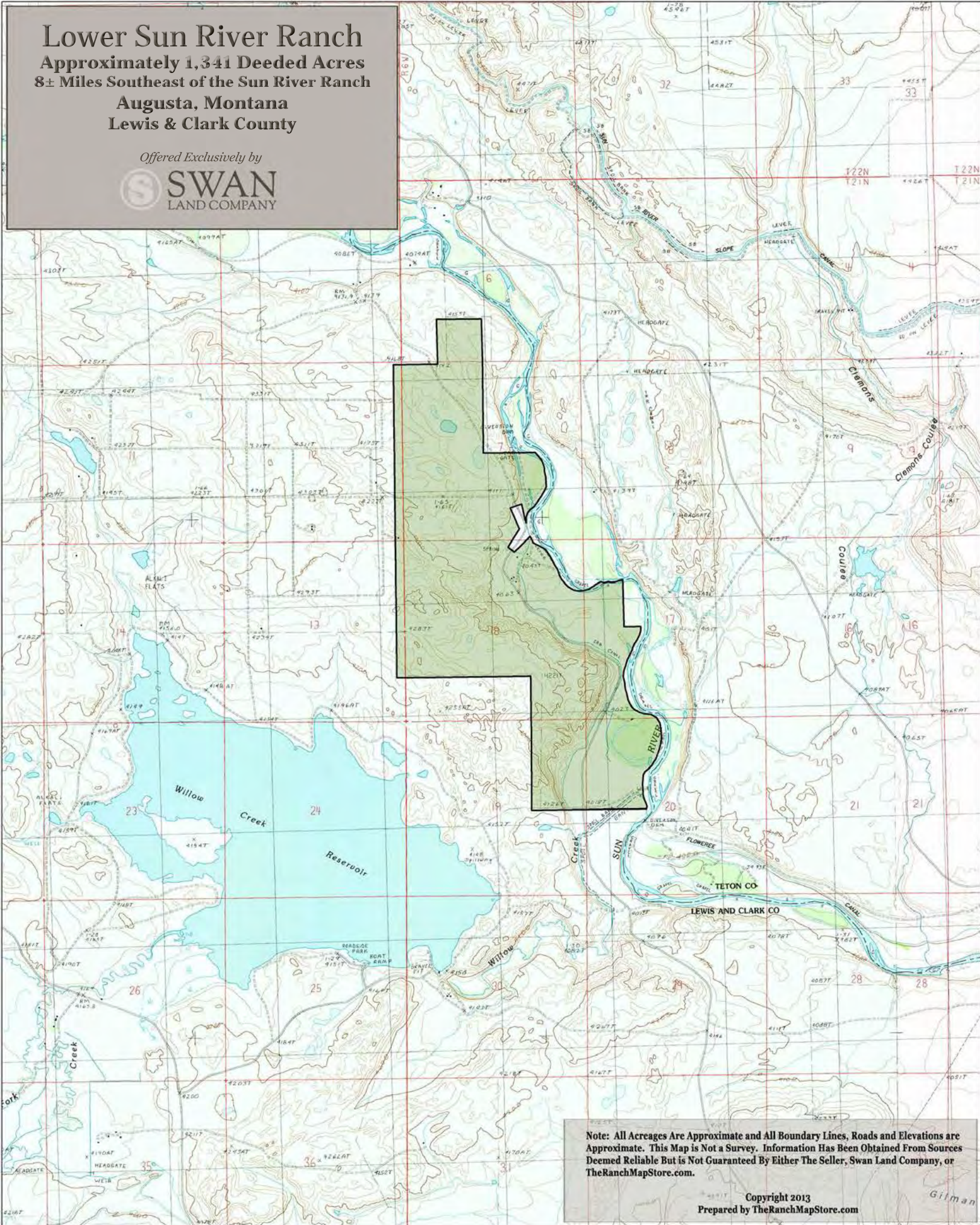
info@swanlandco.com
Bozeman, MT

866.999.7342
Buffalo, WY

www.swanlandco.com
Salt Lake City, UT

Lower Sun River Ranch
Approximately 1,341 Deeded Acres
8± Miles Southeast of the Sun River Ranch
Augusta, Montana
Lewis & Clark County

Offered Exclusively by



Note: All Acreages Are Approximate and All Boundary Lines, Roads and Elevations are Approximate. This Map is Not a Survey. Information Has Been Obtained From Sources Deemed Reliable But is Not Guaranteed By Either The Seller, Swan Land Company, or TheRanchMapStore.com.

Copyright 2013
Prepared by TheRanchMapStore.com

Gilman



Lower Sun River Ranch

Approximately 1,341 Total Acres
8± Miles Southeast of the Sun River Ranch
near Augusta, Montana

Lewis & Clark County

Offered Exclusively by



Note: All Acreages Are Approximate and All Boundary Lines, Roads and Elevations are Approximate. This Map is Not a Survey. Information Has Been Obtained From Sources Deemed Reliable But is Not Guaranteed By Either The Seller, Swan Land Company, or TheRanchMapStore.com.

Copyright 2013
Prepared by TheRanchMapStore.com