

Whiskey River Ranch Melstone, MT



Bill Bahny
&
Associates



Brokers of Pristine Property

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Helena, MT 59601

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Whiskey River Ranch



3 miles east of Melstone, MT in the famous bull mountains on Hwy 12 is the Whiskey River Ranch. 349 acres of the finest hunting and fishing on 1 mile of the Musselshell River. The ranch is located just a short 1 ½ hour drive from Montana's largest city and airport, Billings, MT. Trophy Elk, mule deer, whitetail deer, antelope, turkeys, pheasants, sharp tails, ducks, and geese use this ranch as a natural location to breed. The ranch is bordered by Hwy 12 on the north and 3 pivot irrigated fields, one on the east, one on the west, and one on the south. These neighboring irrigated pivots draw in the wildlife year around. Along with owning both sides of the Musselshell River, these heavily treed bottoms provide great habitat and create a wildlife sanctuary with food, water, and cover. Horse creek runs a ¼ mile through the ranch providing even more water. The Ranch has 10 acres of wild hay that produces a ½ ton per acre. There is a 2 bed, 1 bath (1900s) home that is in livable condition with power, water from the Musselshell, filtration system for the river water, heated by a coal/wood stoker furnace, electric baseboard heat, also has a propane furnace that is not installed. Complete with a very nice set of corrals with water supplied by a hydrant. The ranch provides adequate access from Hwy 12 so you can get to your ranch quickly to enjoy all of these recreational activities, but it is still secluded and remote. If you want a great ranch with low maintenance, one you can enjoy without any hassle, and excellent hunting, you must come and see this one.

Priced to sell in today's market at \$990,000.00

Call Tyler Mullaney 406-491-3756





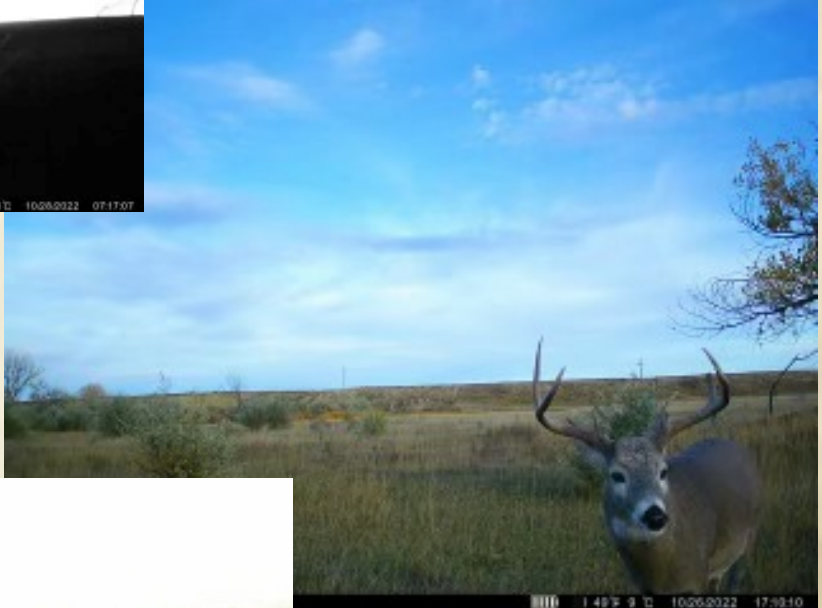


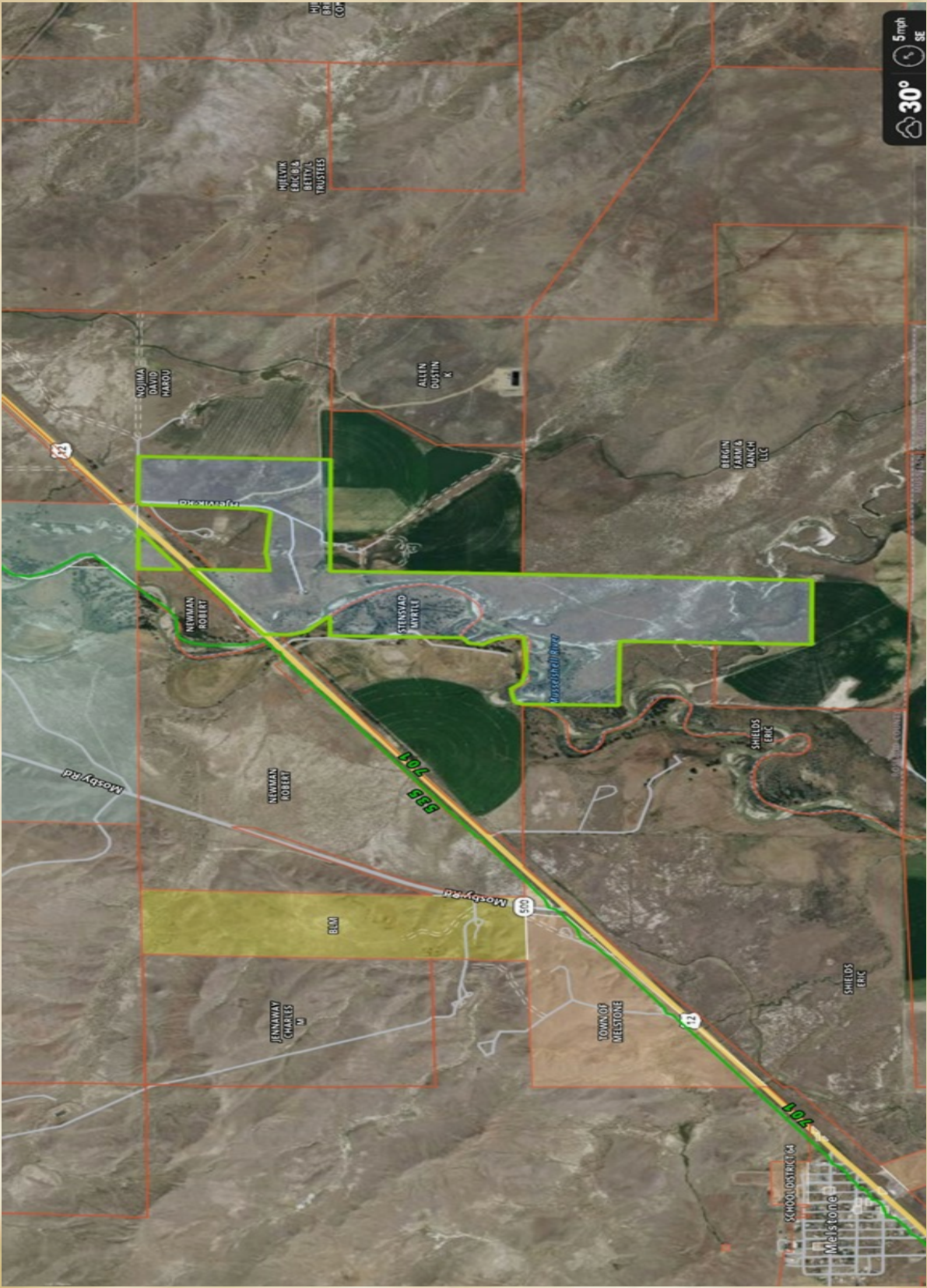






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