



6970 Pineview Road

Custer, MT 59024

\$3,400,000.00



For additional details, contact:

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LOCATION & ACCESS: Buffalo Creek Ranch lies in the foothills and drainages east of the Bull Mountains in Yellowstone County Montana. The ranch is due north, 25 miles of Pompeys Pillar, the famous crossing on the Yellowstone River. Sandstone Petroglyphs signed by William Clark of the Lewis & Clark Expedition over 200 years ago.

The Buffalo Creek Ranch can be accessed directly off Pineview Road, a county-maintained road.

Billings, MT, is the county seat for Yellowstone County 60 miles southwest of the ranch.

Billings is Montana's largest city with a population of 115,000. Billings is the region's largest commodity trading hub, home to two of the region's largest hospitals, international airport, fantastic shopping and cuisine.

ELEVATION: 3,200—3,300 feet.

PRECIPITATION: 12” - 14” on average per year rain fall.

WATER: Two wells: 1—35 gpm, 1—9 gpm.
Two developed springs
Buffalo Creek (seasonal drainage)
Two automatic stock waters corrals
Two stock tanks on water line
Stock tank on northern well



OVERVIEW: Buffalo Creek Ranch consists of 1,261.95 deeded acres and is located in the Heart of Montana’s Ranching and Recreation. This area is well known for the strong grasses to produce exceptional cattle, horses, and wildlife—Elk, mule deer, antelope, and upland game birds.

The Buffalo Creek Ranch Headquarters lies at the base of a sandstone, timber covered ridge overlooking the meadows of Buffalo Creek.

The magnificent custom log home accompanied by a large, heated shop and equipment storage, barn and corrals.



IMPROVEMENTS:

- ◆ Custom large log home, 2,283 sq. ft., built in 2004.
 - 2 Bedrooms
 - 2 Baths
 - Attached garage
 - Propane forced air / woodstove
 - Large covered front porch



- ◆ Shop / Equipment Storage: Breakdown 40' x 100'
 - 40' x 40': Enclosed, insulated concrete, heated, power (220), 16' wide 12' high rollup door.
 - 25' x 40': Equipment storage, concrete, power, rollup door.
 - 35' x 40': Equipment storage, gravel, power, sliding door.
- ◆ Barn: 36' x 60', corrals with automatic waterers, two pull through breeze ways, tack room, stall area, and hay storage.

ACREAGE BREAKDOWN: 1,261.95 +/- total acres, of which, 360 acres hay ground with 14 separate areas for livestock.



WATER RIGHTS & MINERAL RIGHTS:

- ◆ All water rights associated with the property will be transferred.
- ◆ All mineral rights that sellers own will convey.

TAXES: \$3,607.45 for 2022.

PRICE: \$3,400,000.00

BROKER COMMENTS: 1,261.95 Acres—360 hay ground—ample water. The diverse terrane, grassy meadows, sandstone rims and outcroppings to sage brush and pine tree covered ridge making fantastic cover for livestock and wildlife alike. Top it off with a custom log home, shop and barn placed among the sandstone rims and timber giving the ranch a true western feel. A manageable ranch with Elk, deer, and upland game birds. Private setting! Don't miss out on this opportunity to make this yours in the "Last Best Place Montana".

NOTICE: The information contained herein has been supplied by the owner to LANDMARK REALTORS and/or compiled by LANDMARK REALTORS from other sources believed to be reliable. All information contained herein is not guaranteed to be accurate, and the reader of this brochure should independently verify all such information, particularly the number of acres involved, the classifications of those acres, carrying capacity, estimates of production or yields, water rights, etc.