PRONGHORN RANCH

Bridger, Montana 59014

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LOCATION & ACCESS: Located just outside the quaint town of Bridger, Montana, off of U.S. Highway 310, the Pronghorn Ranch is the quintessential Montana horse ranch with amenities that will impress!

AREA FEATURES: The ranch is 50 minutes southwest of Billings, Montana, Montana’s major city with superior air service, restaurants, shopping, and medical.

Bridger is a sought after community for schools, recreation and a small town way-of-life. Bridger and the ranch are less than a half hour from the Pryor Mountains where recreational possibilities abound. The Clarks Fork of the Yellowstone River flanks the eastern edge of the town, where fishing offers large trout, beautiful floating opportunities and easy access to the river.
ELEVATION: 3,665 feet.

CLIMATE: Bridger has a thirty-year average rainfall of 12.26 inches annually.

WATER: - House & outbuildings—domestic well, cistern.
IMPROVEMENTS:

Main Ranch House:
- 4,738 sq. ft., custom log home
- 3 Bedrooms
- 3 Baths
- Domestic well for 4,400 gallons cistern storage, 2,200 tied to well
- Radiant In-Floor Heat, Propane
- Hickory Kitchen
- Rustic Hardwood Floors
- Office

Barns:
- 60x80 Indoor Riding Arena
- 36x40 Stall Barn (Heated with 4 Stalls)
- 12x48 lean-to with four runs

Other Improvements:
- Cabin—864 sq. ft., 2 bedrooms, 1 bath, full kitchen
- 36x78 Shop
- Fenced
- Turn-out pens with automatic waterers and shelters
- Riding trails

ACREAGE: Total Deeded Acres—132.31
Mixture of the following: Native grass pastures, rock outcroppings, pine hills, gullies and coulees.
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WILDLIFE: Elk (including bulls from the Cherry Springs herd), mule deer, wild turkey, & bald eagles.

TAXES: $3,519 for 2018.

PRICE: $899,000

TERMS: Cash to seller.

BROKER COMMENTS: The custom log home boasts 4,738 sq. ft., 3 bedrooms, 3 bathrooms, hardwood floors, in-floor heat, beautiful log work and much more. Horse facilities include 60’x80’ indoor arena, 36’x40’ stall barn with 4 stalls and tack area, and 12’x48’ lean-to with 4 runs. For your guests, a 2 bedrooms, 1 bathroom guest cabin with full kitchen and living area round out the improvements. The sprawling 132 acres has an abundance of varying topography, gorgeous views, and has been an occasional home to the coveted Cherry Springs Elk herd. The ranch is close to many recreational opportunities including Yellowstone National Park, skiing, a half hour drive to see the famous Pryor Mountain Wild Horses, and just minutes from gas, groceries and school.

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.