

SCOTT WESTERN REALTY

MONTANA HOMES, FARMS AND RANCHES



Valley Ranch

Roundup, Montana, \$1,420,000



Listed by: Fred Scott

Owner Broker

406 656 5636

Valley Ranch, Roundup totals 1,330 Acres (690 Deeded) and is flanked to one side by the majestic Musselshell River. This Ranch offers exceptional improvements crowned by a modern 4 bedroom home of approx. 4300 sq. ft. with majestic views.

Discerning buyers will find a rural Montana setting with spectacular scenery and extensive wildlife, located just 50 miles from Billings.

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Very few Ranches of this quality and offering such diverse opportunities come to the market and even less frequently at such competitive pricing. This is productive land capable of providing for a light farming operation or a small registered herd of cattle via 75 acres of pivot irrigated Hay land, with the balance of the 1255 Acres a mixture of grazing land and timbered ridges. Valley Ranch might most greatly appeal to those looking to make their Home in a piece of the original Montana and serve as a recreational retreat ranch. This would be an ideal property for a family to raise, train and ride horses in the surrounding scenic beauty and from which you could fish for Cutthroat, Brown and Rainbow Trout from you own land. Buildings on site could serve a multitude of purposes including storage or equine use, or adapted for collectors of cars etc. Hunting opportunities on the land and surrounding areas are too extensive to list!





Improvements:

The main Ranch home is reached via a secure gate and well maintained, private gravel road. The property was originally built in 1980 but has been almost entirely rebuilt in 2013. This fine home consists of 4 bedrooms and 3 bathrooms, and measures approximately 4300 sq. ft. The property has been designed to afford magnificent vistas of the Ranch from the Great Room and Family Room to the North and East

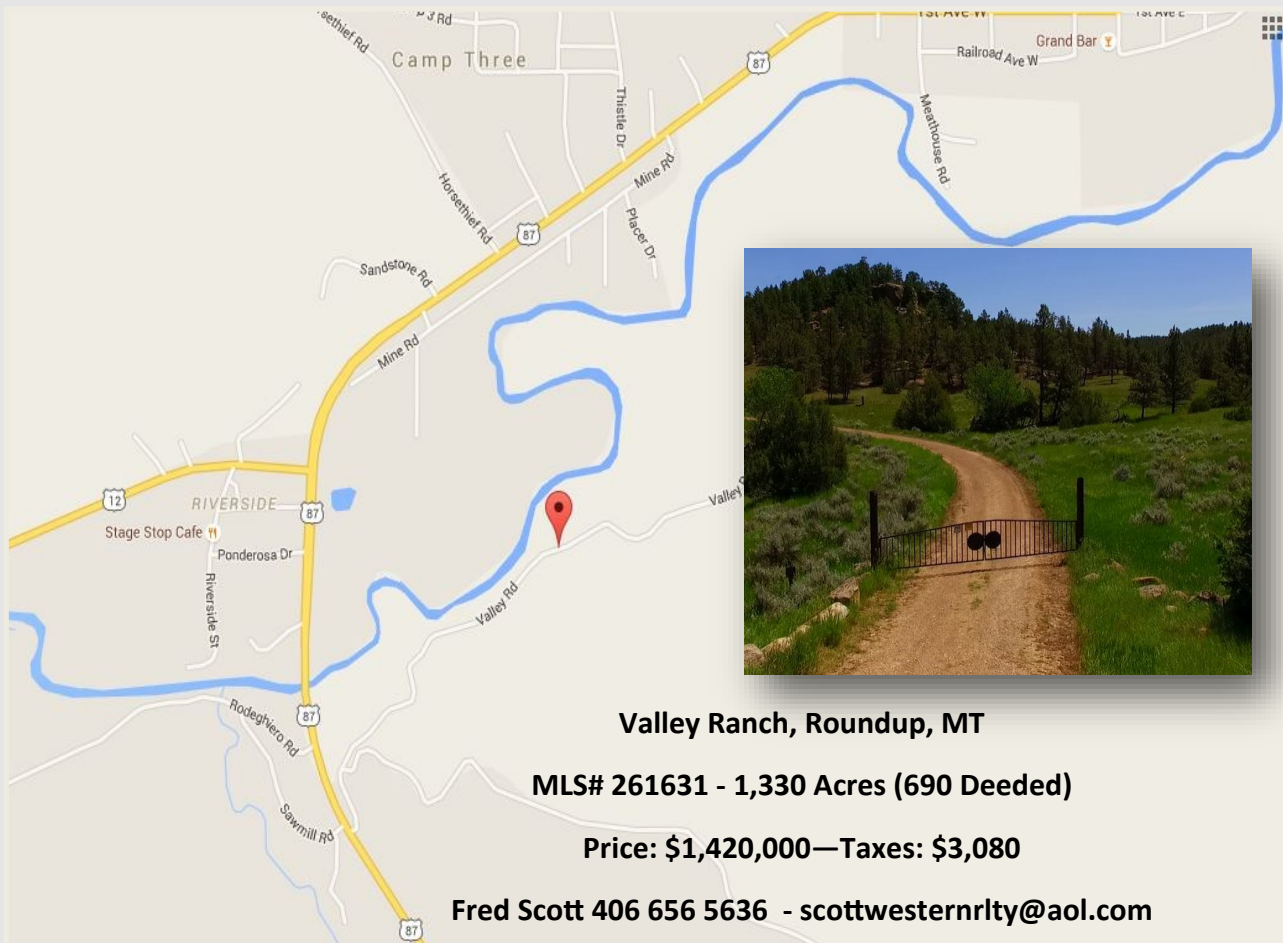
Additional Improvements including but not limited to:

Metal pole frame building built in 1982. It has one open side approximately 1782 sq. ft.. Additional metal pole frame building, built 1998 o approximately 4800 sq. ft.

144 sq. ft. shed, Built in 1965.

Characterful 416 sq. ft. log cabin built in 1977 with modern amenities.





Valley Ranch, Roundup, MT

MLS# 261631 - 1,330 Acres (690 Deeded)

Price: \$1,420,000—Taxes: \$3,080

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Location:

Valley Ranch, is located in Roundup, in Musselshell County. Roundup is a charming western town within roughly an hours drive of Montana’s largest city. Billings provides an international airport, world class hospitals and a multitude of leisure opportunities, including all major retail and restaurant chains, as well as a rapidly evolving, cosmopolitan Arts, Theater and Entertainment scene.

Bordered by the Beartooth and Crazy Mountains in the southwest the Ranch is surrounded by varying topography with the main town to its North. The elevation of Valley Ranch ranges from approximately 3190 ft. to 3500 ft.

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