

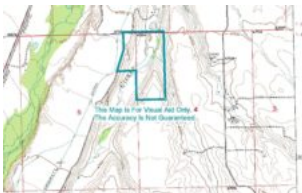


ROCKY MOUNTAIN RANCH REALTY

give us a call at 406.259.6666

Clear Creek Ranch

| \$1,500,000



Clear Creek Ranch

Farms / Ranches

Acres: 198+/-

Location:

120+/- Deeded acres 15 miles north of Red Lodge, MT and one mile south of Roberts, MT.

Description:

The secluded home and outbuildings are situated in your own private valley overlooking Clear Creek and your two private fish ponds stocked with Kamloops hybrids. The two fish ponds are spring fed and permitted by the State. Clear Creek is spring fed from the Beartooth Mountains southwest of the ranch. It has brook and brown trout with some larger fish spawning up Clear Creek from Rock Creek.

The beautiful 3,000 sq. ft. single level executive home features granite countertops, bamboo flooring, and a fantastic wet bar designed for entertaining. Four bedrooms, two baths and a den complement the great room off the kitchen/dining area. Picture windows and a wrap-around deck offer a commanding view of the valley. The home has a two car attached garage, propane heat, air conditioning, and underground sprinkler system. All furnishings, excepting trophies and art work, are offered at private treaty. The driveway from the county road down to the home and buildings is paved. There is a separate bunkhouse with one bedroom, one bathroom offering private accommodations for guests.

Improvements:

Other outbuildings include a re-done root cellar, 960 sq. ft. metal pole frame building with concrete floor, a 1800 sq. ft. metal pole barn building with concrete floor, and an open metal pole building.

Water Rights:

The Ranch has decreed Water Rights from Rock Creek. There are two domestic wells with excellent water quality and gravity.

Mineral Rights:

100% of Seller's interest.

Possession:

30 days after closing.

Price:

\$1,500,000.00