

HALL AND HALL®

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## HOME PLACE RANCH | BRIDGER, MONTANA | \$3,900,000

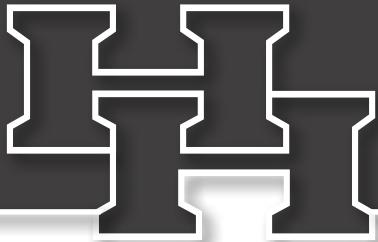


### EXECUTIVE SUMMARY

The Home Place Ranch is being offered as a major portion of the existing Cherry Springs Ranch. It is located in the productive and scenic Clarks Fork River Valley. Only seven miles southeast of Bridger, Montana, 27 miles from Red Lodge Mountain, a family friendly ski resort, and 57 miles southwest of Billings, Montana. Comprised of  $4,681 \pm$  deeded acres and also includes an additional  $2,677 \pm$  acres of BLM lease and  $640 \pm$  acres of state lease. Highlighted by two major drainages that run through the ranch namely the North and South Forks of Cherry Creek, the ranch provides strong native grasses and well-timbered draws creating optimal habitat for an assortment of wildlife. The improvements are modest with a three bedroom and three bath  $1,288 \pm$  square foot ranch house with a basement. There is a good set of corrals and a solid cattle barn.



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## JUST THE FACTS

- Seven miles southeast of Bridger, Montana
- 27 miles from Red Lodge Mountain Ski Resort
- 57 miles southwest of Billings, Montana
- Convenient access off well-maintained county road
- Approximately 4,681 deeded acres
- Approximately 2,677 BLM lease acres
- Approximately 640 state lease acres
- South Bridger Creek frontage
- Three bedroom and three bath home
- Barn and cattle facilities
- Artesian well
- Good mule deer population
- Average precipitation is approximately 12 inches per year



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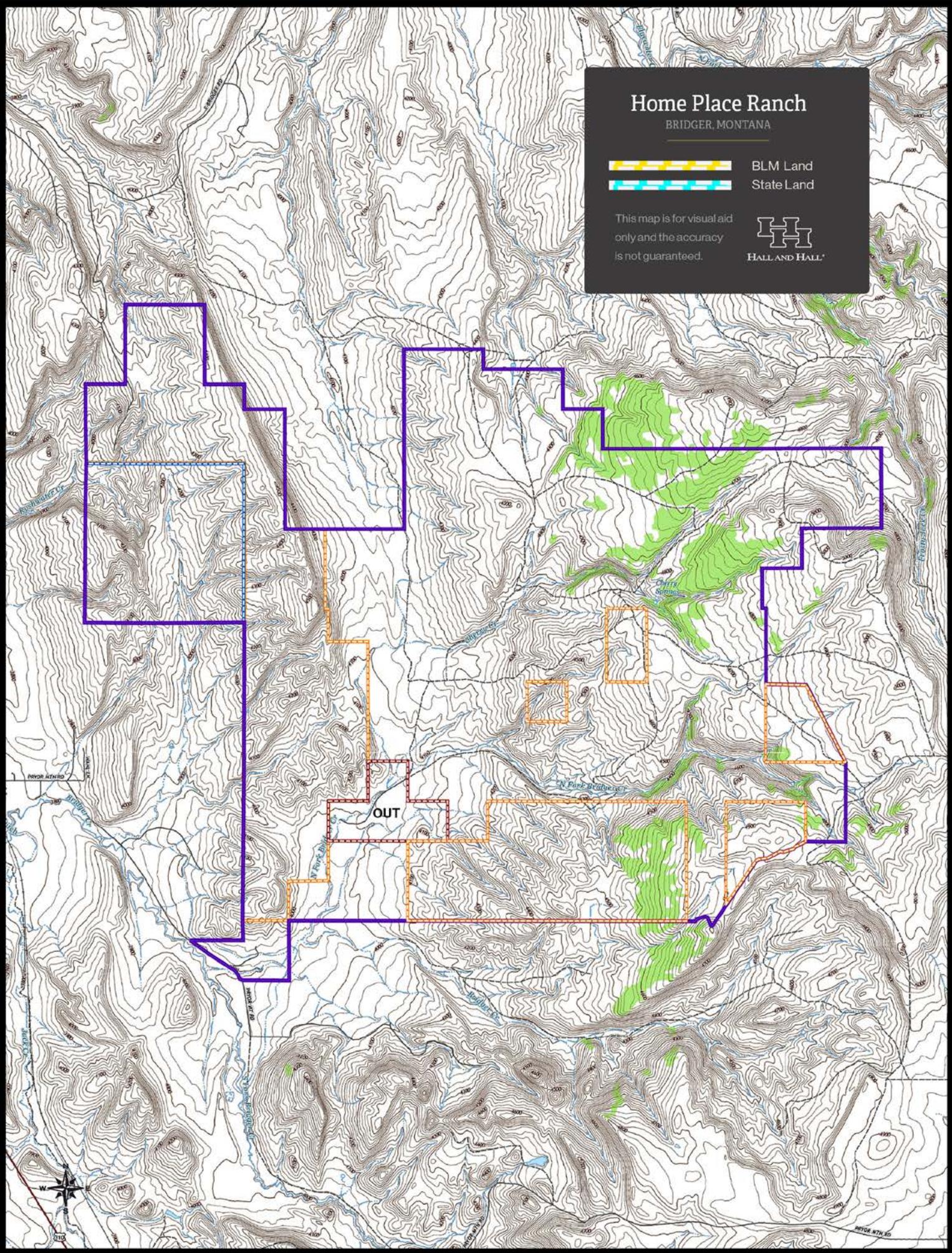
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# Home Place Ranch

BRIDGER, MONTANA

BLM Land  
State Land

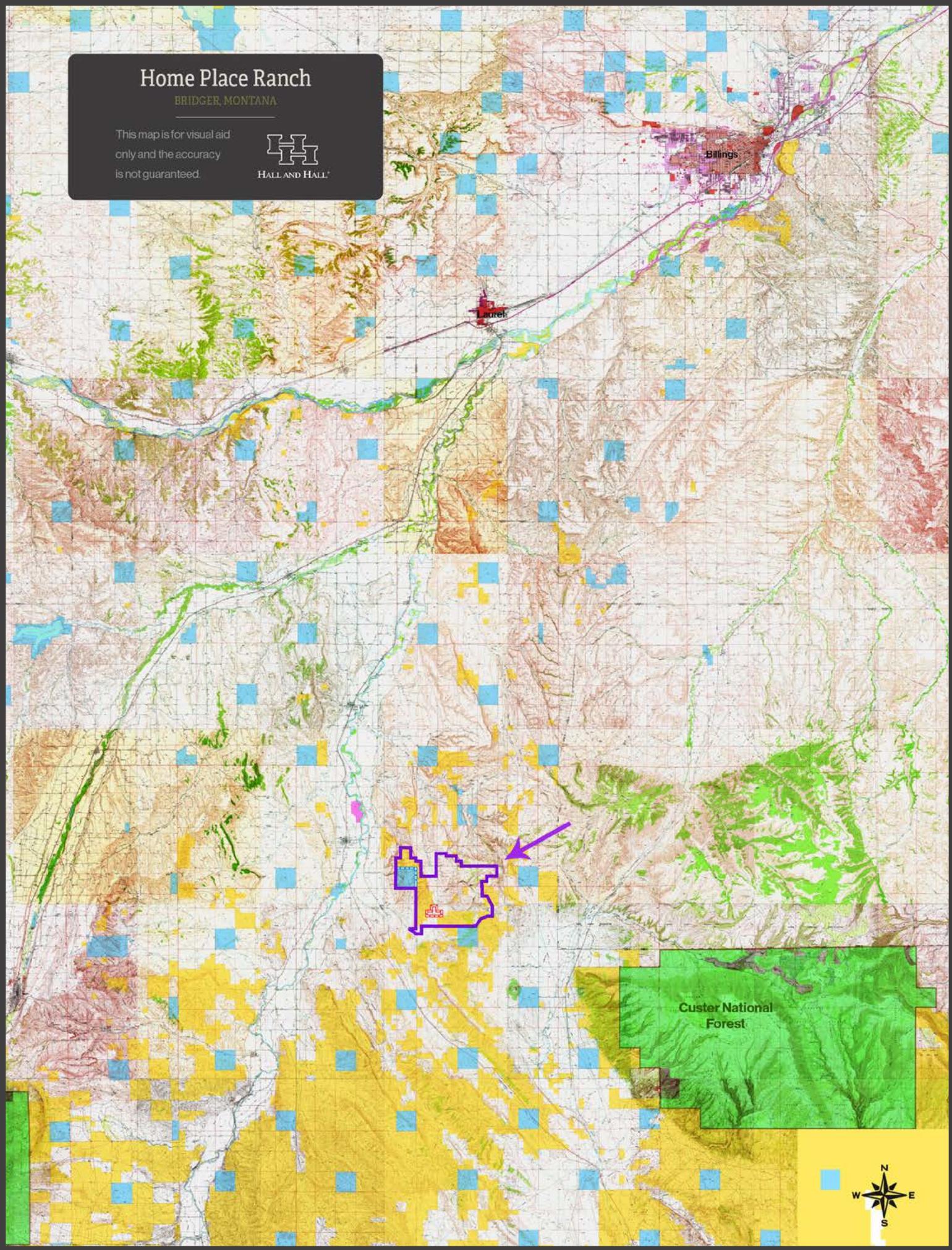
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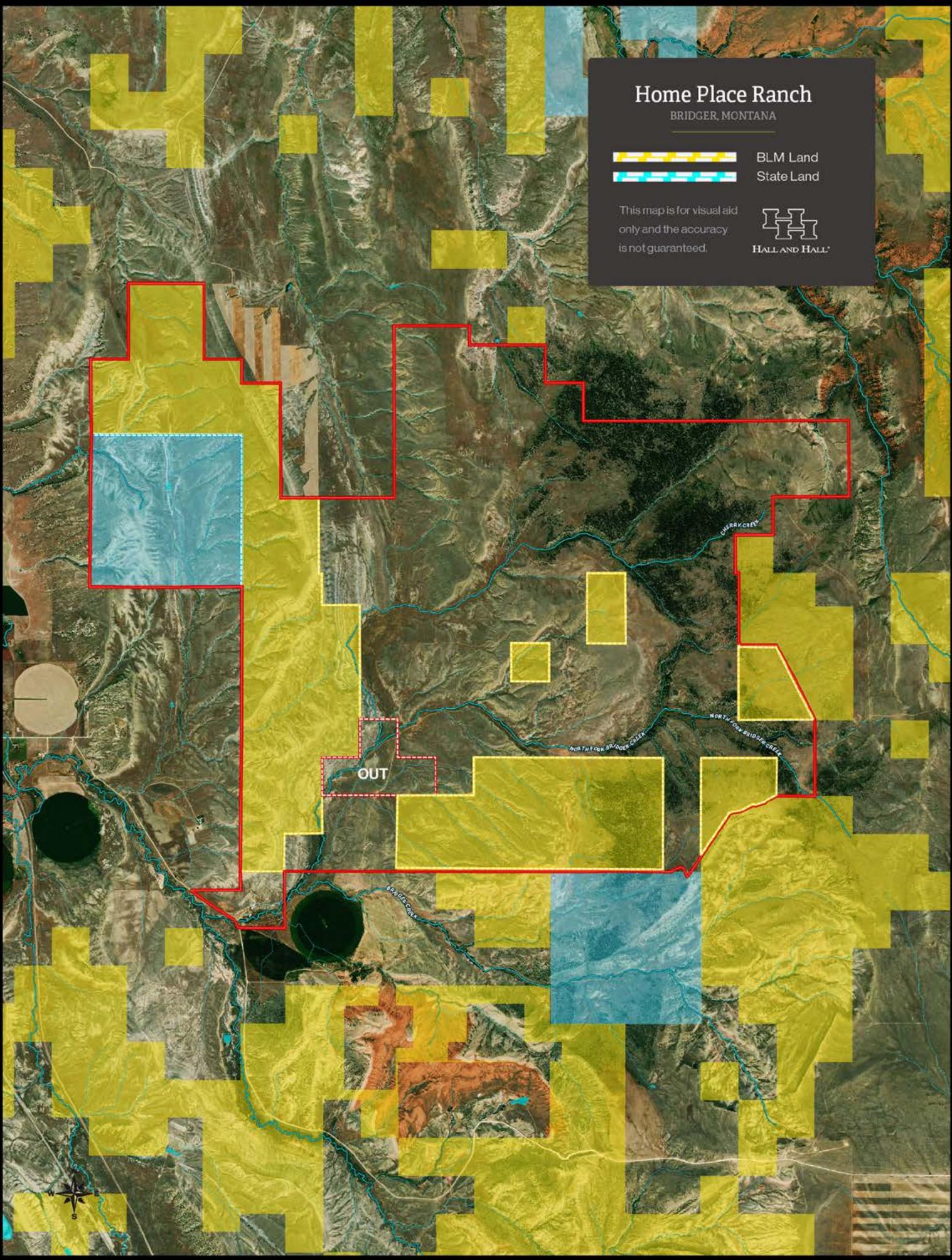


# Home Place Ranch

BRIDGER, MONTANA

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