Muddy Creek Headquarters | Wilsall, Montana | $10,850,000

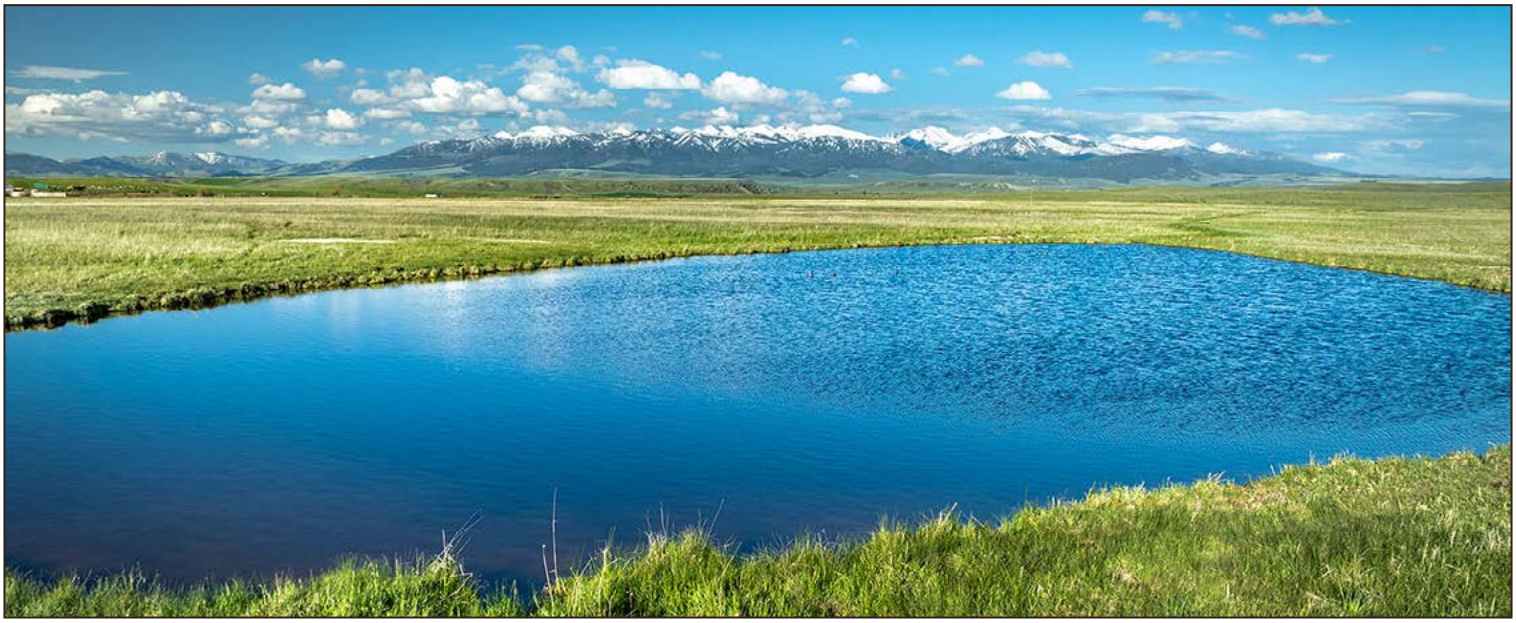
Executive Summary

The 1,407± acre Muddy Creek Headquarters is the central portion of the 2,200± acre Muddy Creek Ranch. The headquarters enjoys a dramatically beautiful setting on the west side of the Shields Valley between the communities of Wilsall and Sedan. The ease of access to the town of Livingston to the southeast and Bridger Bowl Ski Resort and Bozeman to the southwest makes this quiet, ranching community a highly coveted location. A grass-fed beef operation specializing in American Aberdeen cattle, Muddy Creek uses regenerative agricultural practices to produce nutrient-dense, grass-finished beef.

A primary feature of the ranch is its irrigation rights, with an abundance of early priority rights supplying five pivots covering 570± acres, plus additional flood irrigated acres. Additional water features include approximately two miles of Muddy Creek and two ponds. The ranch headquarters has efficient, well-constructed livestock facilities spanning over 30,000 square feet, with steel indoor and outdoor pens, an indoor heated chute, and a vet room. There are two separate building areas along Highway 86, including a ranch residence and entertainment barn, bull pen facilities, and one additional residential building site. The Sedan Pasture unit is also available, lying three and a half miles west of the headquarters and totaling 794± deeded acres. The Sedan Pasture has no structural improvements, and one building envelope within the eased acreage.

Just The Facts

- 1,407± total acres (1,227± deeded, 180± state lease)
- The headquarters portion of Muddy Creek Ranch
- Majestic mountain valley location approximately 31 miles from Livingston, 40 miles from Bozeman, and 24 miles from Bridger Bowl Resort, between the Sedan and Wilsall communities
- Abundant irrigation rights supplying 570± acres under five pivots, plus additional flood irrigation and two ponds
- Dramatic view sheds with the Bridger Range to the west and the Crazy Mountain Range to the east
- Traversed by approximately two miles of Muddy Creek
- Well-equipped, indoor and outdoor livestock working facilities and bull pens
- Ranch residence and entertainment barn
- Excellent hunting for elk, mule deer, and Hungarian partridge
- Montana Land Reliance Conservation Easement



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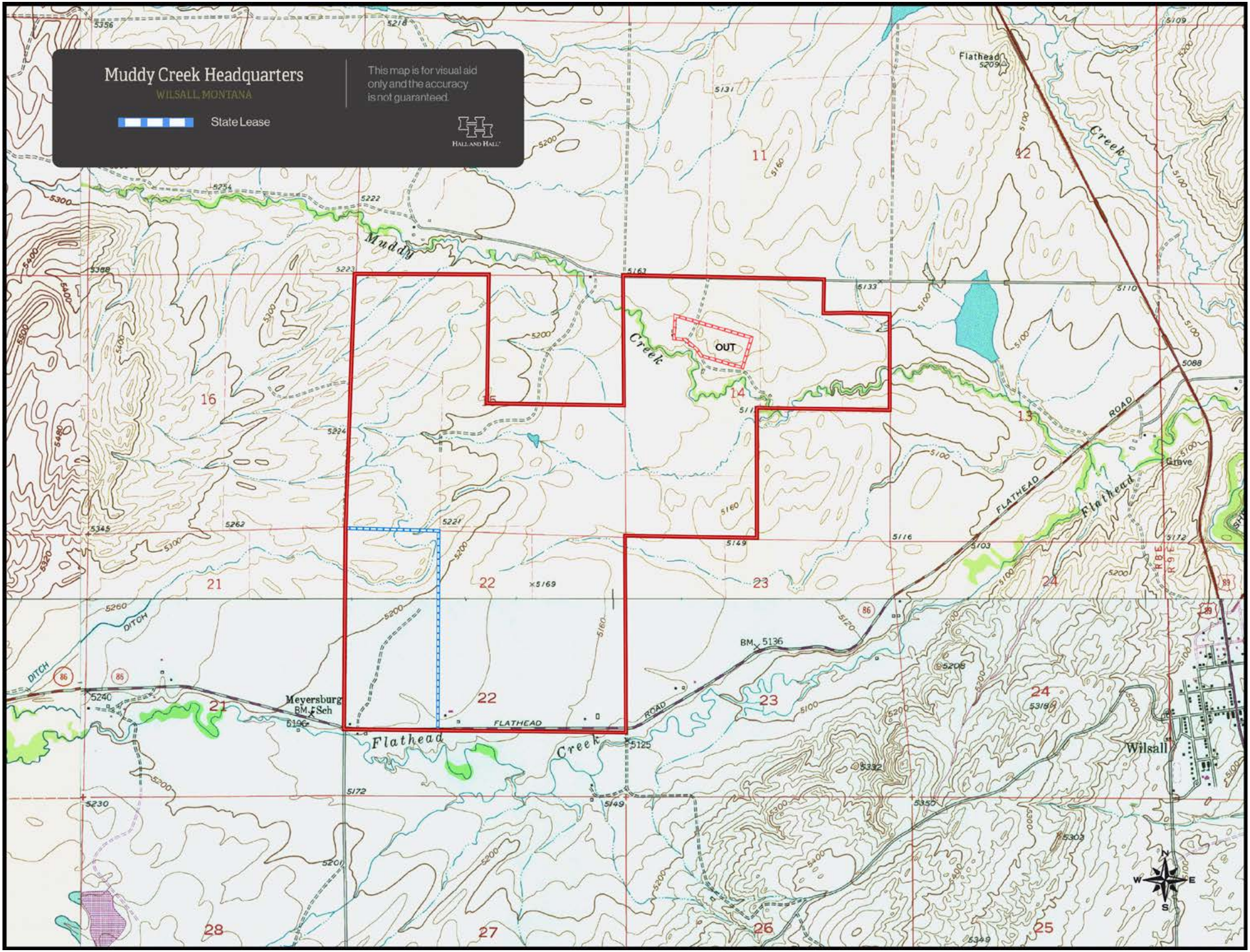
Muddy Creek Headquarters
WILSALL, MONTANA
This map is for visual aid only and the accuracy is not guaranteed.
State Lease
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Flathead
Creek
FLATHEAD
ROAD
Flathead
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Meyersburg
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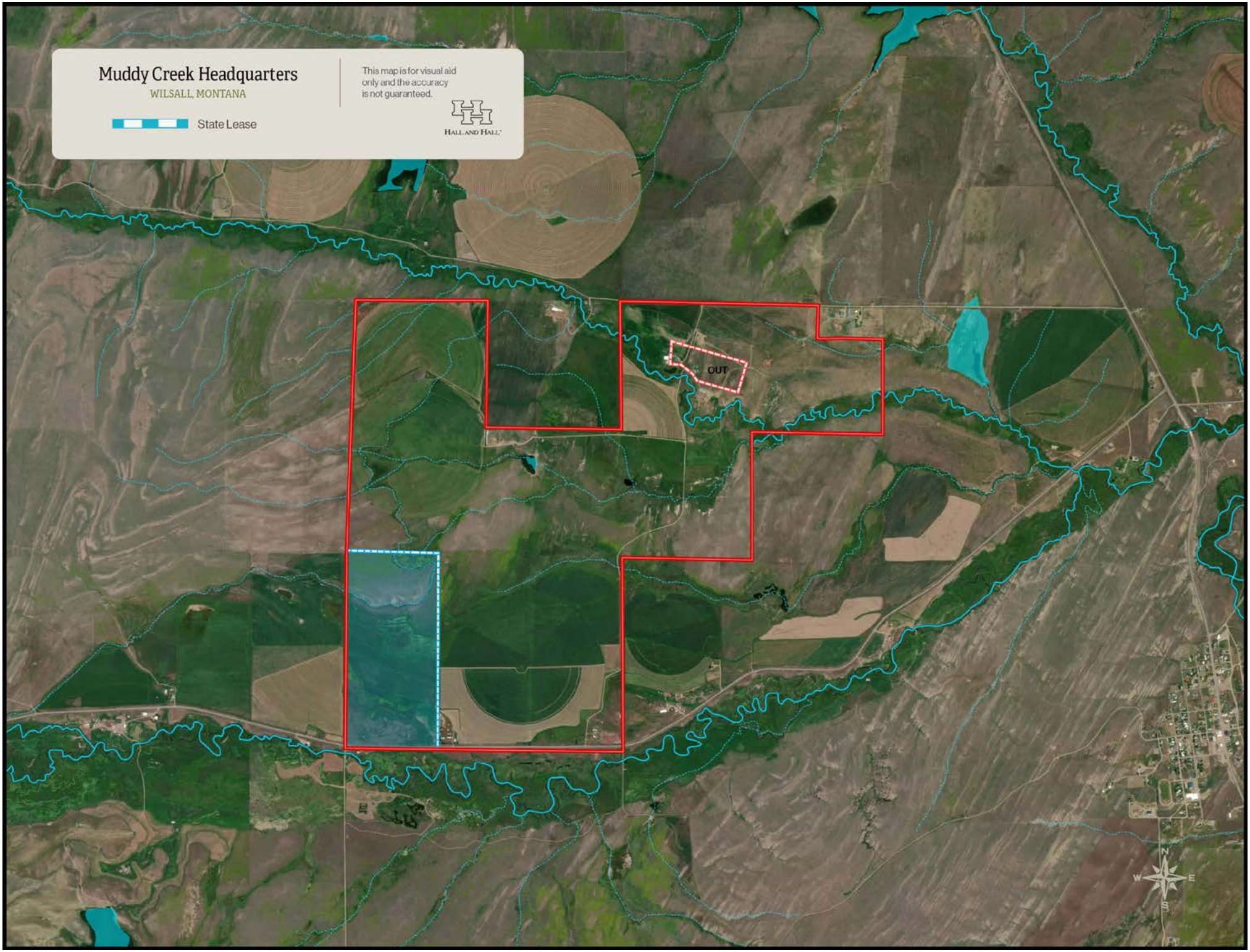
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