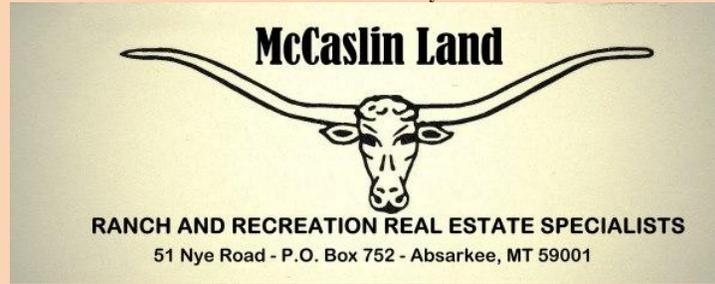


Brochure Courtesy of:



FIDDLER CREEK 345 Fishtail, MONTANA



Seldom is there an opportunity to own a mid-size parcel in the foothills along the Beartooth Front, but here is one. 345 acres in one chunk with two forks of Fiddler Creek, grass, pines and aspen groves. Great views and building sites. Deer, elk, bear and upland birds all frequent the property. In the area of great trails into the National Forest and world renowned fishing.



AREA



The Ranch lies adjacent to the highest mountains in Montana in an area referred to as the “Beartooth Front”, considered one of the most desirable and sought after regions of the state. This area is generally bounded by Red Lodge, Mt. and the Rock Creek Canyon on the east, and Nye, Mt. and the Stillwater Canyon on the

west, with the massive Beartooth Plateau forming the southern boundary. The region boasts numerous small towns and villages such as Red Lodge and Absarokee on the more populated end, and Roscoe, Luther, Dean, Nye, and Fishtail on the sparsely populated end.



CLIMATE

This area is not considered to receive the heaviest of Montana winters since the immediate proximity of the ranch to the Beartooth Front places it in a highly predictable Chinook area.

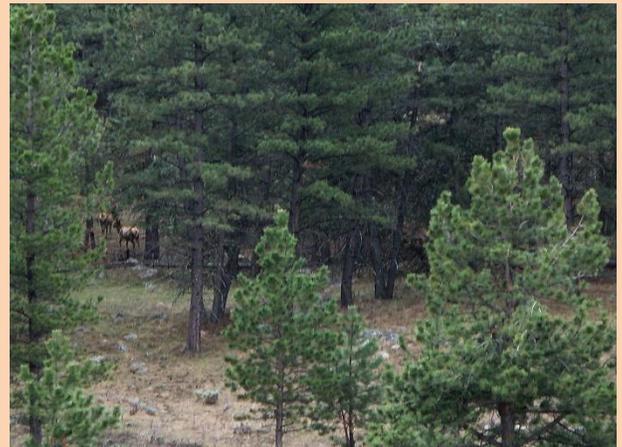


Consequently, the winters are quite pleasant, although

occasional very low temperatures are experienced. The area is subject to numerous snows however, the heaviest being spring storms. These spring storms usually occur late in March or early April and, due to the mild temperatures, the snow



seldom lasts but a few days. These heavy wet snows are welcomed, as they contribute to the lush strong grasses that nourish livestock and wildlife through the grazing season.





PRICE
\$1,380,000



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* The statements made herein while not guaranteed are from sources deemed reliable, and maps are for visual reference only.

