

Brochure Courtesy of:

RANCH AND RECREATION REAL ESTATE SPECIALISTS



51 NYE ROAD • P.O. BOX 752 • ABSAROKEE, MT 59001



## FISHTAIL HILLS

Fishtail, Montana

## PROPERTY

This is a stunning 126 acre mini-ranch with sandstone outcrops, cedar trees, pine trees and grass for livestock. Beautiful views in all directions seeing in the distance the Crazy, Pryor and Big Horn Mountains with close visuals of the Absaroka-Beartooth Mountains. Building sites abound for your desires.

## LOCATION

“Fishtail Hills” is ideally located in the foothills of the Beartooth Mountains, approximately 3 miles west of Fishtail, Montana in an area of rolling grassy hills and timbered slopes. Fishtail is the nearest community offering groceries and basic necessities and only 4 miles east is the town of Absarokee, having a broad cross section of services. Billings, Montana is Montana’s largest city about 70 miles away and has the nearest commercial airport. It has a major medical center, shopping centers and is home of 2 major livestock auction companies. The ranch is accessed by State Highway 419 and a short distance of graveled county road.







## AREA

Fishtail, Montana is recognized as one of Montana's most "neat small communities." Located on West Rosebud Creek in the foothills of the Beartooth Mountains. It offers a General Store, renowned in the area operating much as it has for 100 years, a community center, city park, restaurant and bar, post office, pottery-knitting shop, and a grade school.

Montana's largest city, Billings is only 70 miles away, Red Lodge and the Beartooth Highway some 40 miles away. More local is Absarokee only 7 miles away, which offers basic community services, grade school and high school and a medical clinic.



## RECREATION

“Fishtail Hills” is home to mule and white tail deer and a resident herd of elk is frequently viewed on neighboring ranches. South Central Montana is certainly a recreation paradise. Fishing is superb with the East and West Rosebud Rivers, the Stillwater River and Fishtail Creek all within a few miles. Then lake fishing at East Rosebud Lake, Mystic Lake, Emerald Lake and 100’s of mountain lakes for the hiker or horseman. Hunting of big game animals (deer, elk, bear, moose and mountain lion) is available thru local outfitters or just bring yourself. Red Lodge Mountain is a premier ski area only 45 miles away.



## IMPROVEMENTS

There are no structural improvements on the property however a good well exists, there is a lot of new fencing and approximately 25 acres was cultivated at one time having a cover of introduced grass species.



## BROKER'S COMMENTS

This is a really great offering of a small acreage to run a few horses, cattle and/or sheep plus have a lifestyle of ease. Build what you want where you want as there are no restrictive covenants. Noxious weeds, common to this area are; Russian Knapweed and Leafy Spurge though problem areas are not known on this property.

PRICE \$400,000



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