

Brochure Courtesy of:

RANCH AND RECREATION REAL ESTATE SPECIALISTS



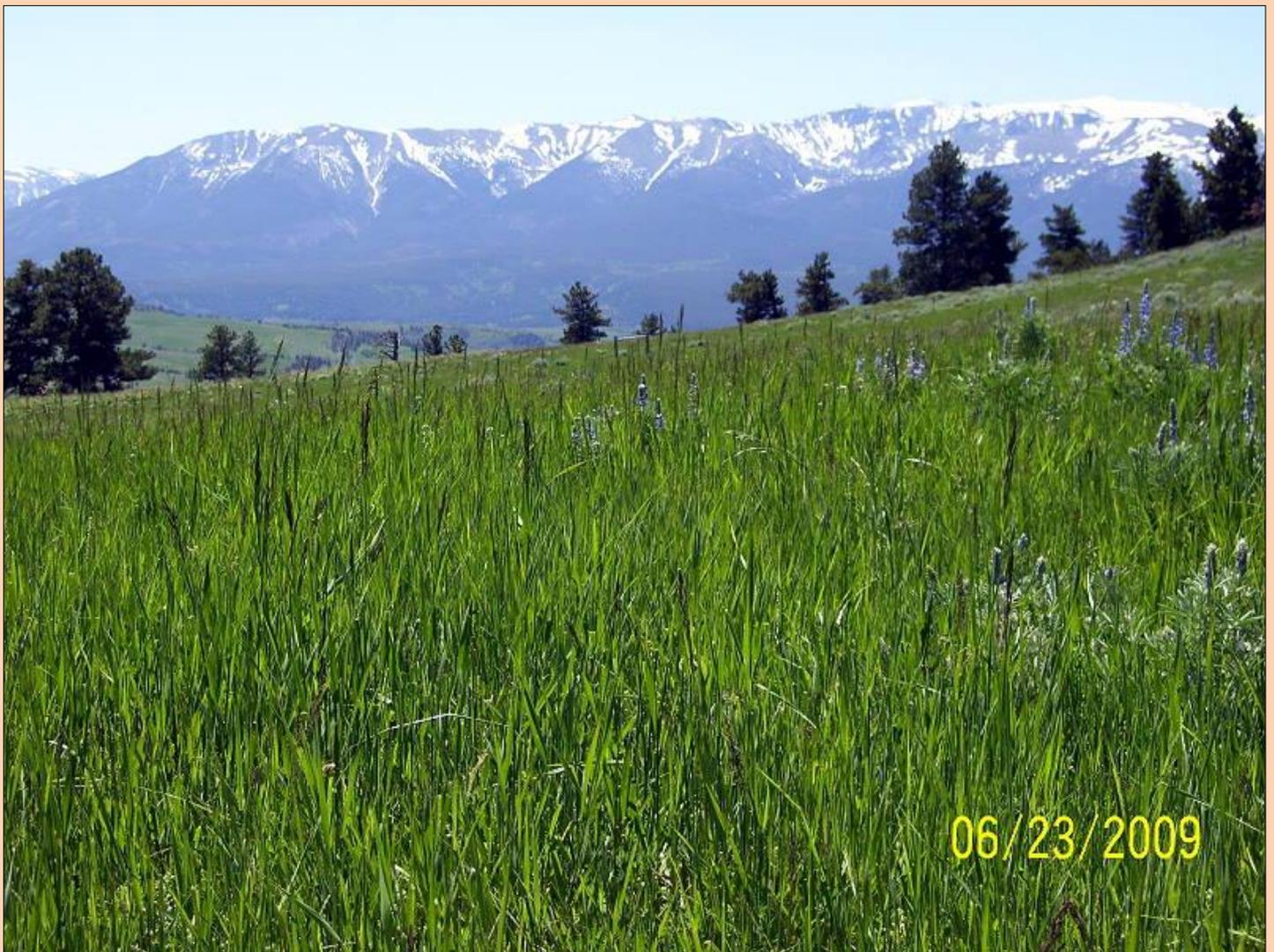
51 NYE ROAD • P.O. BOX 752 • ABSAROOKEE, MT 59001

## B HALL RANCH FISHTAIL, MONTANA



## LOCATION

The Hall Ranch is ideally located in the foothills of the Beartooth Mountains, approximately 5 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 10 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 and bordered by State Highway 419.





## AREA

The ranch lies in the foothills of Montana's highest mountains in an area known as the "Beartooth Front," considered one of the most desirable and



sought after regions of the State. The area is generally bounded by Red Lodge, Montana and the Rock Creek Canyon on the east, and Nye, Montana and the Stillwater River Canyon on the west with massive Beartooth Plateau to the south lying just north of Yellowstone National Park. Numerous small communities lie within this area being Red Lodge

and Absarokee on the more populated end and Luther, Roscoe, Fishtail, Dean and Nye with lesser populations.

The primary industry in the area is ranching and though recreational uses here are increasing due to the availability of streams, rivers, trails and the National Forest there has been little development. Ranches are still to a large degree held by third and fourth generation family members. The Hall Ranch is typical of this scenario having been in the family for over 50 years. Consequently this is a rare opportunity to acquire a large ranch in one block along the “Beartooth Front.’



## RECREATION

The Hall Ranch is a cattle ranch first, and time spent horseback whether working cattle or just for pleasure is a great recreation attribute. It is home

to an abundant supply of mule deer and trophy bucks. A native herd of elk roam this and neighboring ranches. An occasional black bear, coyote,



bobcat, or mountain lion may be seen on the property too. Upland birds of grouse and partridge are common as are golden and bald eagles. The surrounding area, in any direction, is a fishermen's paradise. Major and renowned streams within a 15 to 30 minute drive are the Stillwater, East Rosebud, and West Rosebud Rivers.

Numerous small streams yielding brook and rainbow trout are also next door. Mountain lakes are abundant within hiking or horseback trips that

can take you as far as Yellowstone Park. Many major hiking and horseback trails are available across the “Beartooth Front” into National Forest or the Absaroka-Beartooth Wilderness.

Red Lodge, Montana only 40 miles away, is



home to one of Montana’s major ski resorts that has in recent years added new lifts and opened more runs. Cross country skiing and snowmobiling can be done right on the ranch.



## ACREAGE-LANDSCAPE-WATER



The Ranch consists of 5,140+ acres including 640 acres of State lease land in one block. The area is rolling and hilly with possibly 20% timbered to varying degrees in areas of steep rough and rock terrain. Grass cover is above average for the range sites and there is approximately 100 acres of old hay meadows that have good stands of brome grass. Some areas of sage brush exist but not extensive. Leafy Spurge, a noxious weed

common to this area, exists but the Owner has managed its control through aerial spraying, selective insects and controlled grazing of sheep. The timbered areas are Ponderosa Pine and some selective cutting has been done yet spots of marketable timber may still exist.

The ranch is well watered for livestock, having 2 small streams that normally flow year round, numerous spring fed ponds and isolated spring fed coulees.

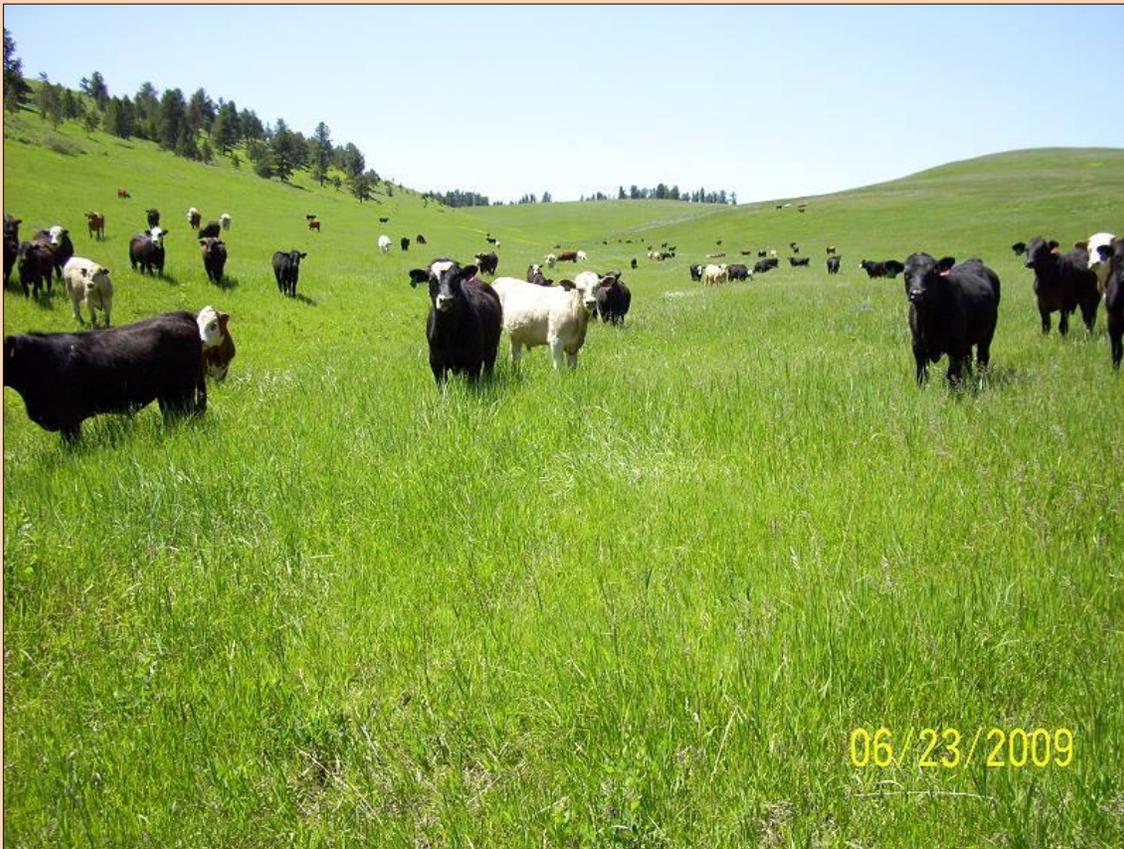


## CLIMATE

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 throughout the grazing season.

## MANAGEMENT

Fences are above average to very good in condition. The ranch is well cross fenced for good rotation grazing management. Under normal management the Owner has summered 600 head of yearling cattle.





This is a fantastic Montana foothill ranch that has had above average management and has been in one ownership for over 50 years. Though no improvements exist a multitude of build able sights are available with majestic mountain views. The location of this property and being a blocked ownership make it easy to manage and great for the Rancher, Outdoorsman or Hunter. **This may be the best foothill location in Montana.**

**PRICE**  
**\$5,625,000**

**BROKER'S COMMENTS**

*Should you as a prospective buyer want a home and horse facilities (headquarters) with this ranch, please look at "The Q Ranch" on our website or contact me for information. It is only 1 mile away and near the highway. You*

*may also add 1280 acres of Montana grassland with the purchase of the "Grove Creek Range" which borders this ranch to the north for 2 miles plus an additional 160 acres "Paul's Place" which borders on the south for 1 mile. A fantastic and rare opportunity.*

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\* The statements made herein while not guaranteed are from sources deemed reliable, and maps are for visual reference only.  
This offering is subject to prior sale, change or withdrawal without notice.

**(See MAP on next page)**

