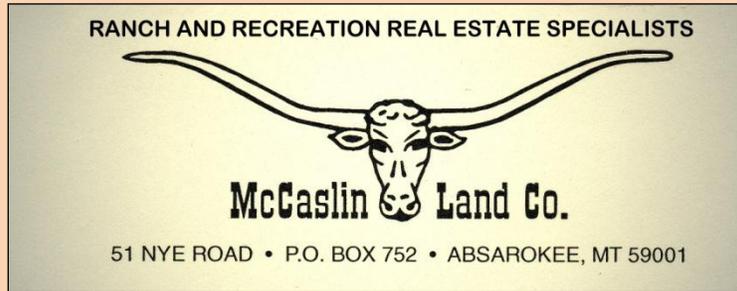


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**“PAUL’S PLACE”
ELK, DEER AND VIEWS
FISHTAIL, MONTANA**



LOCATION

“Paul’s Place” is ideally located in the foothills of the Beartooth Mountains, approximately 5 to 5-1/2 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

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. This is a rare opportunity to purchase a smaller relatively undeveloped ranch along the "Beartooth Front."





RECREATION

“Paul’s Place” 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. Horseback riding and hiking can be enjoyed right on the ranch.

ACREAGE - LANDSCAPE - WATER

The Ranch consists of 160± deeded acres, having a 10 acre dry land hay area, possible 60 acres of steep rock outcrop and timbered area; then the balance, a large bowl shaped grass covered coulee.



At the old homestead area there is a good spring that is developed for domestic and livestock water supply. The coulee on the east side of the property has an undeveloped spring for livestock water. There are no irrigation water rights.



Leafy spurge and Russian knapweed are noxious weeds, common to this area and may occur on this property.

IMPROVEMENTS

The improvements are modest but functional with the home being 2 levels with 830 sq. ft. on each level having 3 bedrooms and 1 bath.



The barn has character and was built with rough sawn timber. A small set of corrals are available at the barn. Exterior fences are good and some areas relatively new.



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

This ranch can be easily managed with the Owners goals in mind, whether as a horse ranch, home for a few cattle or mix the two as you see fit. Though basically small in size it does not lend itself to open hunting but an Owner has a great opportunity to elk or trophy mule deer right on his/her own land and the same with upland game birds.



BUILDING SITES

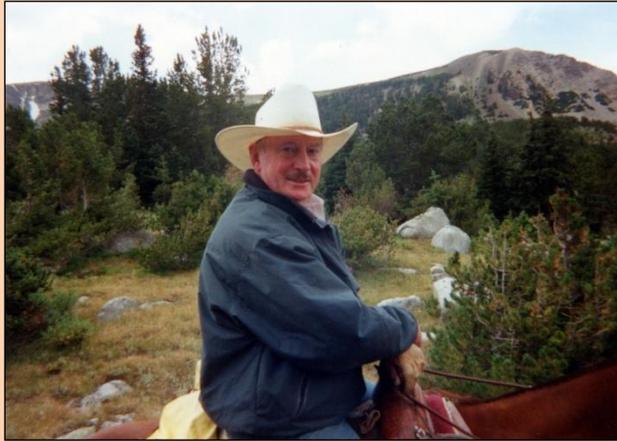
The topography of this property lends itself to some of the most fantastic and unobstructed views of the Beartooth Mountains imaginable. Just pick your spot.



Broker's Comments:

This is a unique property that is functional on its own, but it borders the "B Hall Ranch" and could be a real asset if added or as a package purchase with both. Call and we will discuss it.

PRICE
\$595,000.⁰⁰



Neil E. McCaslin - Broker

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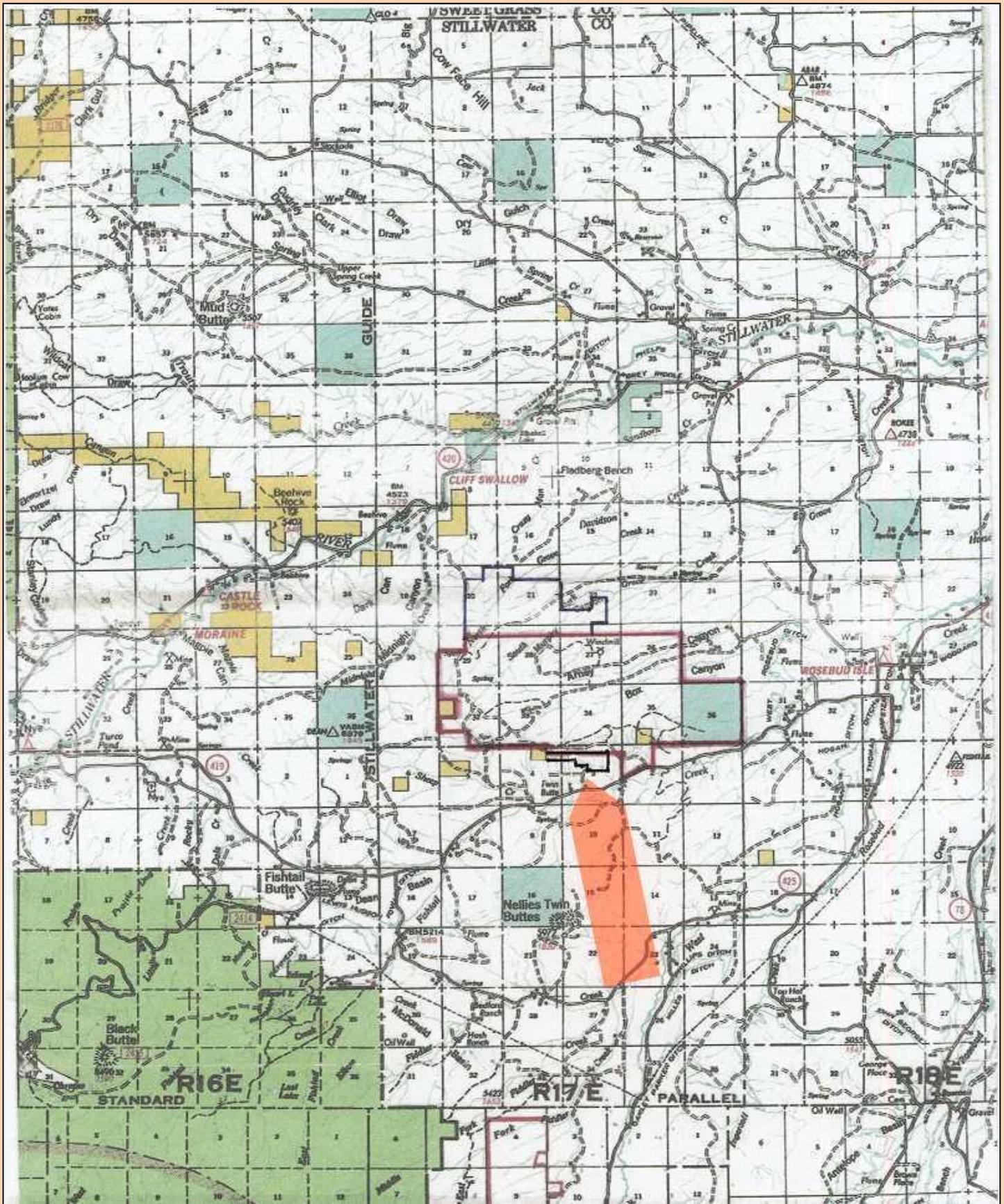
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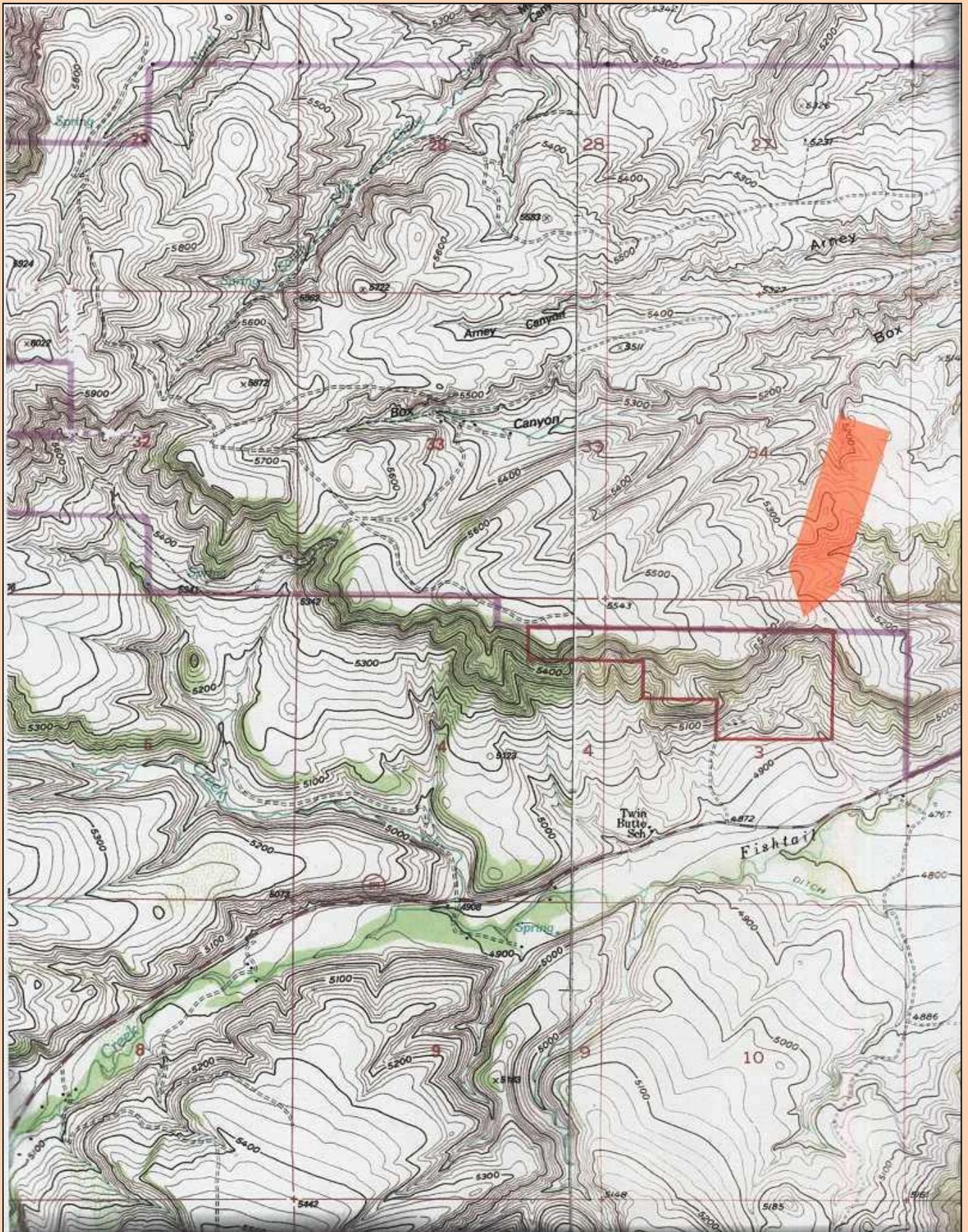
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(Maps on Next 2 Pages)





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