

# The Morton Ranch

1,280Acres

Sweet Grass County, MT

\$5,690,000



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## Activities & Amenities

Borders Public Lands  
Equestrian/Horse Property  
Hiking/Climbing  
Hunting - Big Game  
Hunting - Small Game  
Hunting - Upland Birds  
Natural Spring  
Skiing/Snowmobiling/Snow Sports  
Timber  
Wind/Energy  
Cattle/Ranch  
Food Plots  
House/Cabin  
Hunting - Predator/Varmint  
Hunting - Turkey  
Mineral Rights  
Off Grid Power  
Stream/River  
Water Rights  
Wooded

## Land Details

Total Acres: 1,280  
Zoning: Agricultural  
Elevation: 4500  
Topography: Rolling  
Pasture Acres: 1280  
Water Rights: Yes  
Mineral Rights: Yes  
Estimated Taxes: \$3,800 - 2022  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 1  
Style of Home(s): Custom  
Finished Sq. Ft.: 4178  
Bedrooms: 2  
Full Bathrooms: 3  
Half Bathrooms: 1  
Parking Types: Detached Garage  
Total # of Spaces: 3  
Outbuildings: 3  
Fence Type: Barbed Wire





The Morton Ranch is an incredible opportunity for the discerning buyer looking for a private family compound, unique recreational property or corporate or business retreat. This legacy ranch covers 1280 acres with a variety of open rolling meadows, pine filled covered draws and outstanding views in every direction.

### **Improvements**

The log home consist of 4178 SQ/Ft with 2 bedrooms, 3 full baths, and one half bath. The kitchen has tiled flooring, gas cooktop, Jenn-Air gas oven, dishwasher, microwave, refrigerator, and oak cabinets. The living room has oak flooring, wood fireplace, and oversized windows with views of the Crazy Mountains. The main floor also features the master bedroom, and bathroom with jetted tub, walk in shower office, and half bath.

The second level features another bedroom, bathroom, and kids room or possible second bedroom or sitting room.







The downstairs consists of one bedroom and bathroom, washer dryer room, wet bar, pool table area, dry sauna, workout room and utility room. The work out area could be made into an in-suite and has a walk out patio.

The home features a wrap-around deck for entertaining or just sitting enjoying the views of the Absarokoe-Beartooths and the Crazy Mountains.

The outside improvements include a detached 32 X 40 - 3 car garage also built in 2004. There are four - 10000Gal propane tanks, two for the home and garage and two for the shop and studio.

The steel frame shop is 50 X 100 has 5 overhead doors, one bedroom studio guess room, overhead loft area for storage, and houses the bank of batteries for the two wind turbines and three solar panels. The shop also has a Heat More wood burning stove unit located outside which provides heat for the entire shop. It comes with a back up propane generator.

There is a 40 X 40 equipment shed, pole shed for livestock, Steam Sauna outside of the guess studio, and a shed just to store wood for the fireplace and wood stove.

## Recreation

The elk population in HD- 515 is one of Montana's largest growing elk herds and trophy bull locations. The Morton







Ranch is located in prime rutting areas along with being wintering ground for elk. The ranch provides a rare opportunity to not only hunt trophy bulls during the archery and rifle season, but to pick up their sheds as well. Along with the large numbers of elk, trophy mule deer, antelope and bear use the ranch and can be hunted as well. The turkey hunting in the spring is arguably some of the best turkey hunting in the west with large numbers calling the ranch home, while growing populations of Sharp-tail and Hungarian Partridge are commonly seen throughout the area. The ranch is well watered and the wildlife frequently use the springs and water tanks located throughout the property.

### **Water/Mineral Rights & Natural Resources**

Water can be found on the land varying from seasonal creek to wells and developed springs. The current owner utilizes a propane generator, solar, and wind for powering the well pumps. A well-maintained county road bisects the property making for great ease of travel from one end to the other.







## Region & Climate

Located at the confluence of the Yellowstone and Boulder River, Big Timber is the Sweet Grass County seat and services as the support system to the areas cattle ranching community and recreation industry. Big Timber features a school system which offers K-12, a hospital, clinic, nursing home, Assisted Living, dentist, beauty shops, a quilt shop, golf course, churches, grocery and clothing stores, museums, art galleries, a brewery, establishments offering fine food from the nationally acclaimed dining at “The Grand Hotel”, to casual meals at the Thirsty Turtle, motels, bed and breakfasts, movie theater and a paved airport capable of facilitating most any private aircraft.

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# Hayden Outdoors

## Buyer Process

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



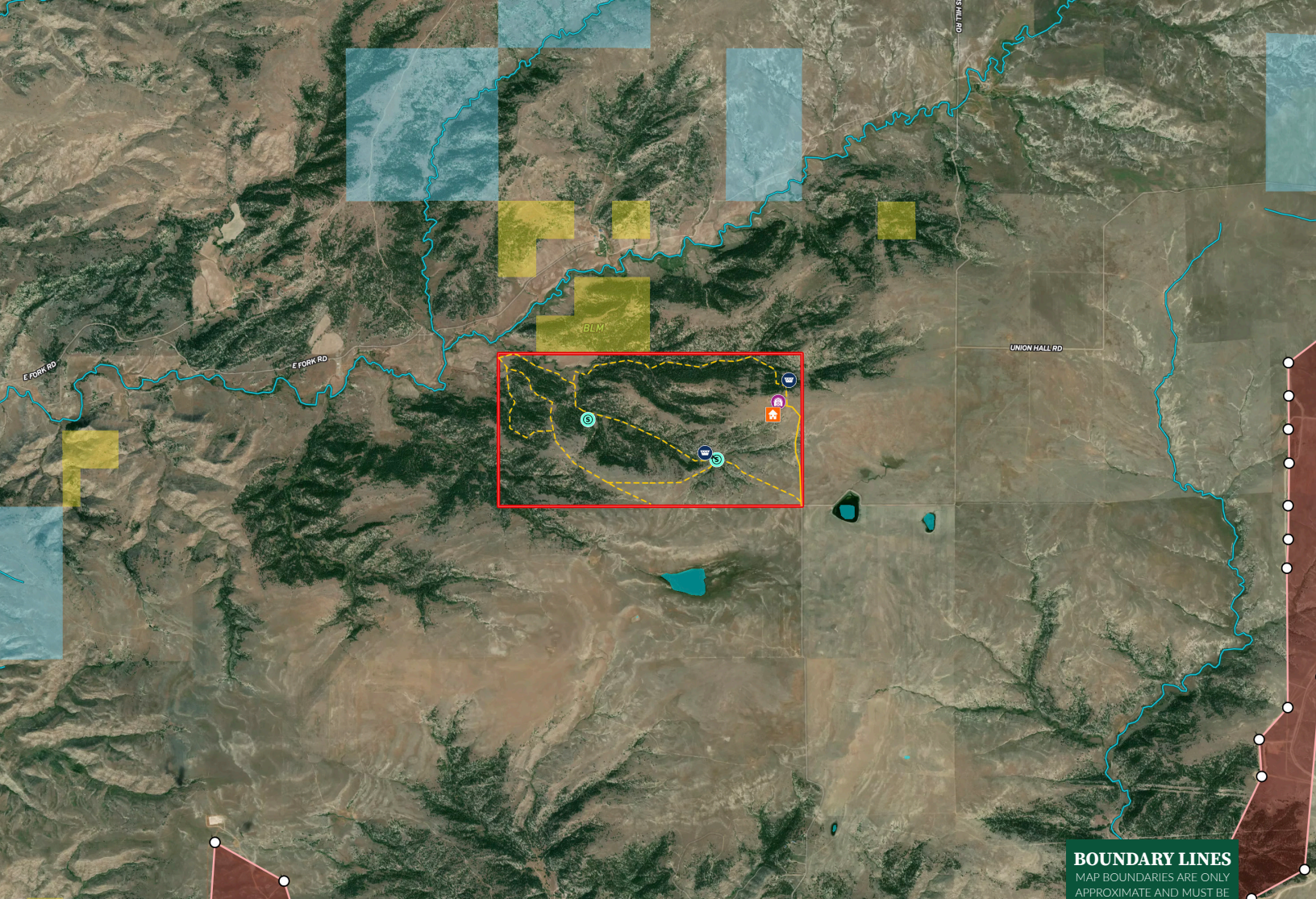
*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

Scan to see more  
testimonials

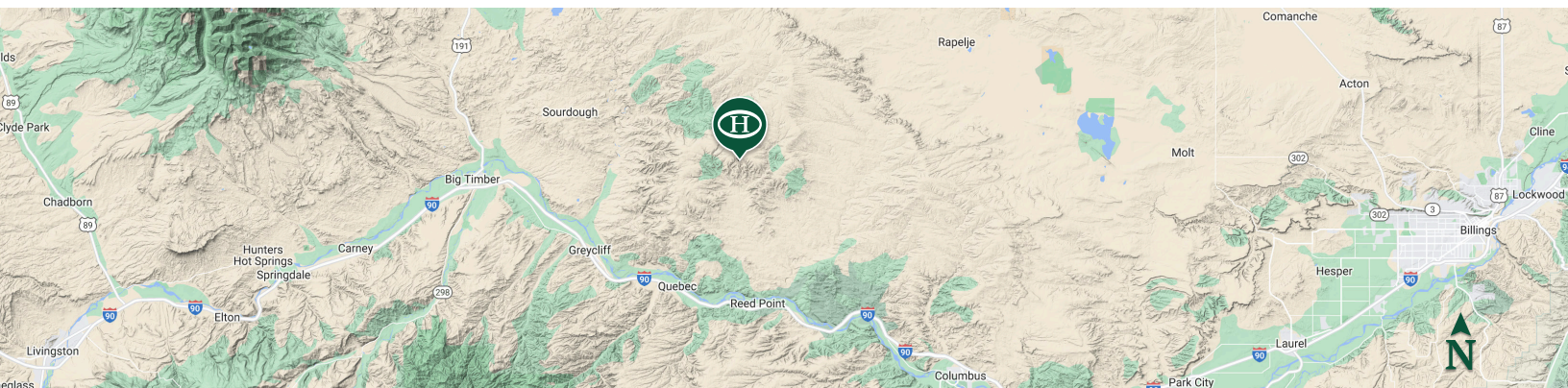









-  Boundary
-  BLM
-  Barn
-  Water Storage
-  House

**BOUNDARY LINES**  
 MAP BOUNDARIES ARE ONLY  
 APPROXIMATE AND MUST BE  
 VERIFIED FOR ACCURACY.



## Mike Sedgwick

-  Sales Associate, Licensed in MT & ND
-  Mike.MT@HaydenOutdoors.com
-  406.930.2379

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