

Table Rock Ranch

1,015.00 Acres | Wheatland County, MT | \$3,600,000



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Activities & Amenities

ATV/Off Road
Borders Public Lands
Cattle/Ranch
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Fishing
Food Plots
Hiking/Climbing
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Hunting - Waterfowl
Mineral Rights
Natural Spring
Outbuilding/Barn/Shed/Shop
Propane
Stream/River
Water View
Waterfront
State Hunting Unit: HD-515

Land Details

Address: 57 South Barber Rd,
Ryegate, Montana 59078, USA
Closest Town: Ryegate
Total Acres: 1,015.00
Deeded Acres: 1,015.00
Elevation: 40 00
Topography: Rolling
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Finished Sq. Ft.: 2496
Bedrooms: 4
Full Bathrooms: 2
Basement: Full finished
Parking Types:
Attached Garage
Total # of Spaces: 2
Outbuildings: 1
Fence Type: perimeter
Heating Systems: Forced Air



Property Summary

For approximately seventeen years the current owners have diligently worked to establish productive game bird and wildlife habitat and have created a unique property that combines both a cornucopia of wildlife and recreational enjoyment. From ridge lines to rolling grasslands and wheat fields to timbered coulees and picturesque rock formations, this property is everything an outdoor enthusiast seeks. Welcome to The Table Rock Ranch.





Improvements

The home sits along the bank of the Musselshell River with views in every direction. This four bedroom, two bath home comes completely furnished, two car attached garage, office or reloading room, kitchen, dining, living room, two wood fireplaces, full basement with lots of room, and has a 24KW back up generator. Bring your family or guest on a great upland bird hunt, or sit them in any of the eight ground blinds for deer or elk hunting.

Recreation

The bird dog field trial pastime encompasses several facets of the game, from horseback stakes to walking events, on every upland gamebird- sharp tail, pheasant, and Hungarian partridge. The Table Rock Ranch host two sanction events every year. To create this bird sanctuary, the owners planted wheat in eight well placed food plots scattered throughout the ranch. The property wildlife prospers due to good nesting and winter cover with food sources located in close proximity to habitat areas. If the natural grass isn't enough, the owners planted four shelter belts consisting of Juniper, Caragana, Chokecherry, Cotoneaster, and Russian olive.

The mule deer, whitetail, and elk benefit from the wildlife management practices the owners have put in place. The Musselshell River has always been home to awesome whitetail and turkey hunting. The timber draws open itself up to elk hunting on the Table Rock Ranch. The one room solar powered dry cabin up at the south end of the ranch allows for overnight stay so one can be ready for the elk coming off of the food plots heading towards the spring tank for water and then returning back to the timber for the day.





General Operations

The land is sporty by nature, and the owner has paid close attention to the stewardship of the property while developing the recreational amenities. That sense is further bolstered by the quantity of wildlife that are apparent. Pheasant, Sharp tail, Hungarian Partridge, Turkey, Waterfowl, and large whitetail deer, mule deer, are generally present in strong numbers along with an occasional elk, bear, and antelope.

Views from this central valley location are panoramic, with the Crazy Mountains, Big Snowy Mountains, and Little Snowy Mountain ranges on the horizon as well as more distant views of ranges outside of the basin like the Bull Mountains.



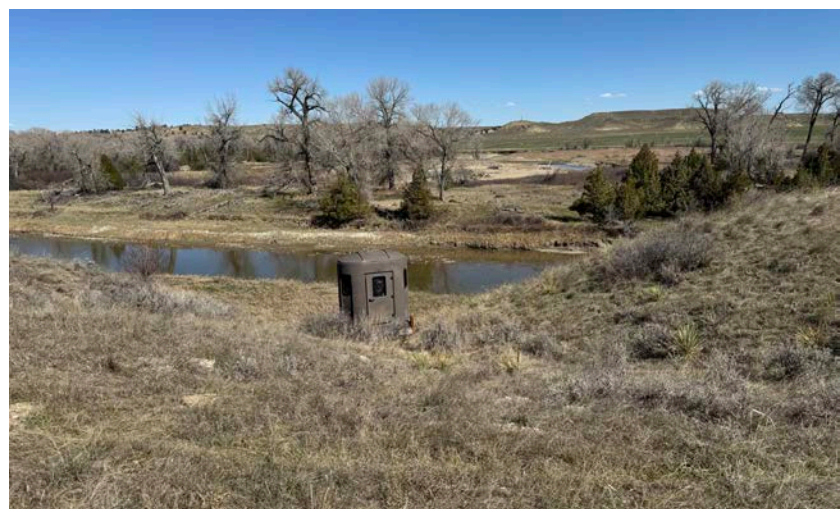


History

Deadmans Basin is an off channel reservoir of the Musselshell River. Located between Rygate, MT and Shawmut, MT, it covers 1954 acres with a maximum storage of 72,220 acre/feet. Built in 1941, Deadmans is ran by the Musselshell Irrigation District for irrigation purposes. It provides fishing opportunities for Rainbow trout, Kokanee salmon and Tiger muskie.

The ranch is one hour to Billings International Airport, and two hours to Bozeman International Airport. Please call and set up your own private showing.

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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.

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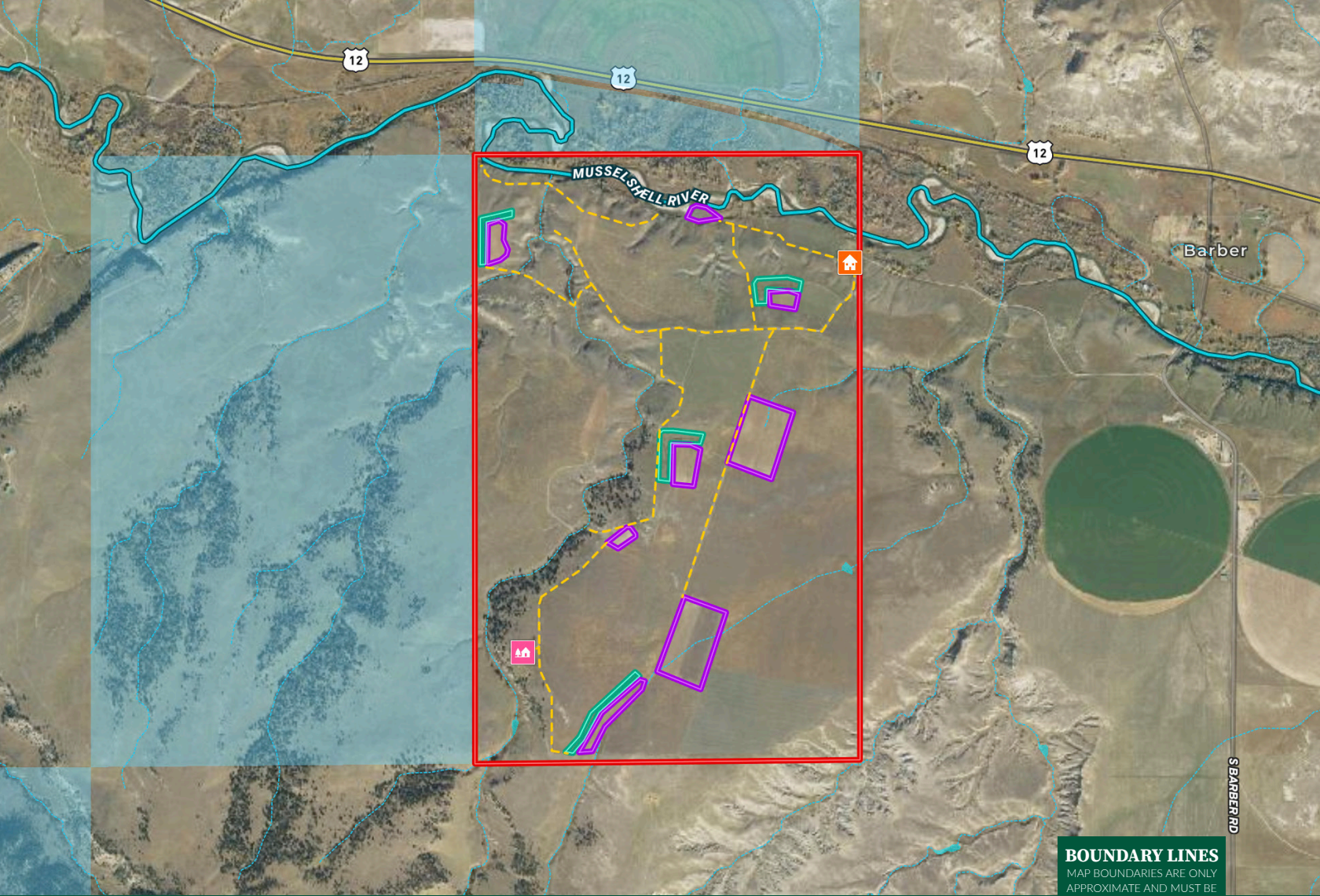


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- RICK STEINER, SELLER/BUYER

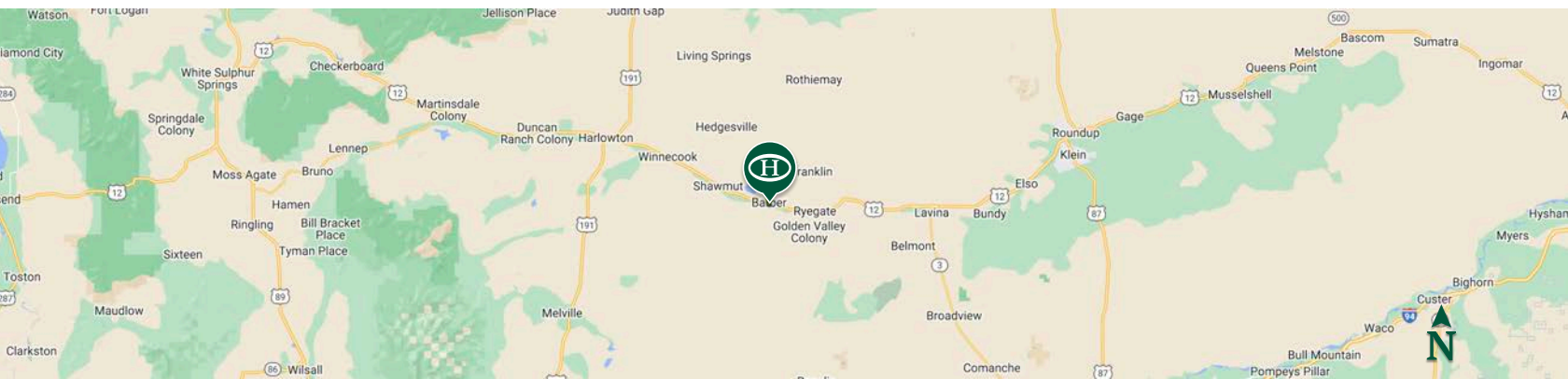
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 MAP BOUNDARIES ARE ONLY
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 VERIFIED FOR ACCURACY.

 Boundary



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