

The Laubach Ranch

160.00 Acres | Sweet Grass County, MT | \$1,950,000



HAYDEN  OUTDOORS.

The Laubach Ranch

TOTAL ACRES:

160.00

PRICE:

\$1,950,000

COUNTY:

Sweet Grass County

CLOSEST TOWN:

Big Timber, MT

Activities & Amenities:

Cattle/Ranch
Equestrian/Horse Property
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/
Varmint, Small Game
Outbuilding/Barn/Shed/Shop
Propane
State Hunting Unit: HD-515

Land Details

Address: 307 Howie Rd, Big
Timber, Montana 59011, USA
Closest Town: Big Timber
Total Acres: 160.00
Deeded Acres: 160.00
Topography: level
Pasture Acres: 160
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Custom
Finished Sq. Ft.: 2,010
Unfinished Sq. Ft.: 1,020
Bedrooms: 4
Full Bathrooms: 3
Basement: Partial finished
Outbuildings: 1
Types of Outbuildings:

- Shop and livestock shed

Heating Systems: Forced Air

Property Summary

The Laubach Ranch is set up and ready for any new buyer wanting to have 160 acres and a few head of livestock. Located right off of Howie Road, this ranch has year-round access off of a paved road. The parcel is located 5 miles from downtown Big Timber and has exquisite views of the Crazy Mountains. The Yellowstone River is only a short mile.

Land

This ranch has two wells that supply enough water for the home and for the livestock. The shop and barn have 8 GPM and the other has 6GPM. The property is perimeter fenced and crossed fenced to allow for grazing rotation.

Improvements

This ranch style modeler home that was built in 2021 sits on a full walkout basement has four bedrooms and three bathrooms. It consists of 2010 SQ/FT on the upper level and 1,000 SQ/FT down on lower level. The kitchen has Hickory cabinets, pantry, soft close drawers, island with sink and a farm style sink, wall oven, and electric cook top. There is an office, and the main bedroom is very spacious with walk-in-closets and jetted tub in main bathroom. Downstairs has living area, bedroom, bathroom, and another office. The attached two car garage has plenty of work area and allows for even more storage.





Agriculture

The property also has a 40 x 50 shop, and 80 x 50 livestock barn that leads out to pens and corrals. The livestock facility has been thoughtfully designed for functionality, and ease. There is water located in the corrals and pens. The current owners have a registered herd of Red Angus cattle and use the ranch for calving and to have their bull / heifer sale every year.

Region & Climate

From the dramatic Crazy Mountains rising behind the home to a distant glimpse of Granite Peak, Montana's tallest mountain, in the Beartooth Range, the scenery here is simply unmatched. Tucked just minutes from the Yellowstone River, you will have world-class fishing, floating, and exploring right at your fingertips.

Location

If you are looking for a smaller ranch for a few head of livestock that has been completely set up and ready to go, please call to set up an appointment.

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.

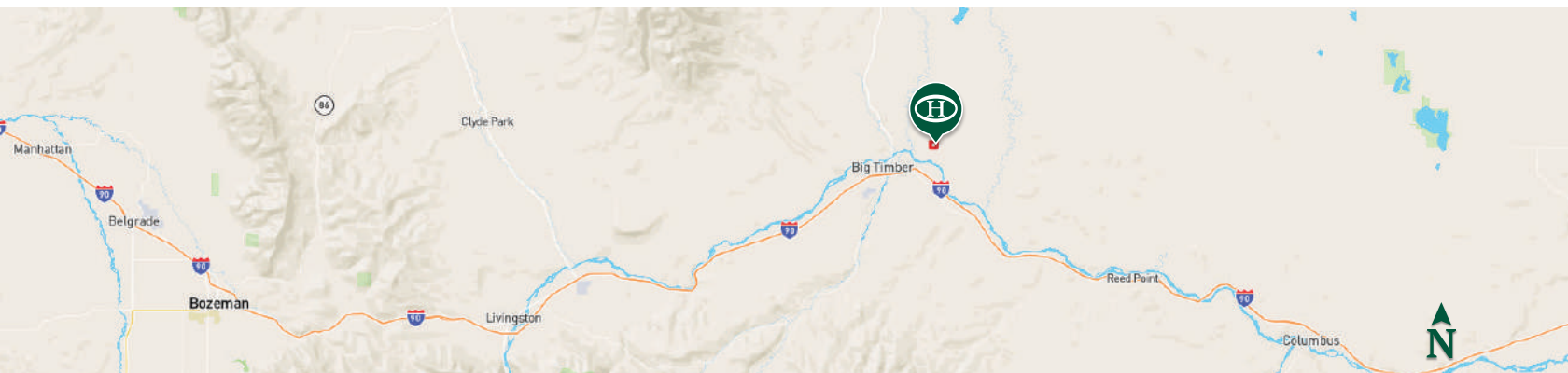




 Boundary

BOUNDARY LINES

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



Mike Sedgwick

📍 Sales Associate, Licensed in MT, MO & ND

✉ Mike.MT@HaydenOutdoors.com

📞 406.930.2379


**HAYDEN
OUTDOORS.
REAL ESTATE**

