

# The Upper Deer Creek Ranch

1,970.00 Acres | Sweet Grass County, MT | \$7,890,000



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## Activities & Amenities

ATV/Off Road  
Borders Public Lands  
Cattle/Ranch  
Development Potential  
Equestrian/Horse Property  
Fishing  
Hiking/Climbing  
Hunting - Big Game, Predator/Varmint, Small  
Game, Turkey, Upland Birds & Waterfowl  
Natural Spring  
Skiing/Snowmobiling/Snow Sports  
Stream/River  
Timber  
Water Access  
Water Rights  
Water View  
Waterfront  
Wooded  
State Hunting Unit: HD-525

## Land Details

Address: TBD, Big Timber,  
Montana 59011, USA  
Closest Town: Big Timber  
Total Acres: 1,970.00  
Deeded Acres: 1,970.00  
Water Rights: Yes  
Estimated Taxes: \$900 - 2024  
Source of lot size: Assessor/Tax Data





### About This Property

Situated among rolling foothills north of the Absaroka Beartooth Wilderness, The Upper Deer Creek Ranch offers diverse vegetation, topography, geology, water resources, and recreational possibilities in an increasingly rare solitude on this 1970 ± deeded acres.







## Land

The Upper Deer Creek Ranch rich foliage and wildlife habitat supports healthy and growing wildlife populations of elk, mule deer, whitetail deer, mountain lion, and black bear. Over a mile of ranch boundary adjoins the Gallatin National Forest which encompasses over 170,000 acres of recreational opportunity and 1.5 miles of state land, providing even more acres to further enhancing recreational opportunities. Upper Deer Creek and West Fork Upper Deer Creek flow through the ranch providing water to wildlife and livestock. The Upper Deer Creek Ranch is an off-grid property with power being roughly three miles away.

## Improvements

Established roadways provide easy access to new or favorite recreational spots. The Upper Deer Creek Ranch is a private outdoor sanctuary in Montana's four seasons. This ranch is a blank canvas for new owners to create their Montana oasis. Many great building sites available to build a lodge or personal private residence.

## Recreation

Abundant water resources, including lively ripples, cool pools, and waterfalls, encompass the ranch's miles of small streams and support the diversity of wildlife. Depending on the time of year, the stream waters can produce excellent fly-angling opportunities for brown and brook trout. This ranch lies in Hunting District 525 and allows for general deer and elk licenses. The Elk and Deer love The Upper Deer Creek Ranch for its diversity, seclusion, habitat, and water resources. The ranch also has a good number of turkeys, sharptailed grouse, antelope, and occasion black bear. The Upper Deer Creek allows excellent opportunities for Brook, Brown and Cutthroat Trout.







## Location

Residing 12 miles from the property, the town of Big Timber, Montana, provides necessary amenities close but distant enough to maintain seclusion from outside activities. The nearest commercial airport is in Bozeman, Montana, approximately 90± minutes away and Billings International Airport about 70 minutes away.



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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 regard 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 bring buyers to purchase our properties. We offer cooperating 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."



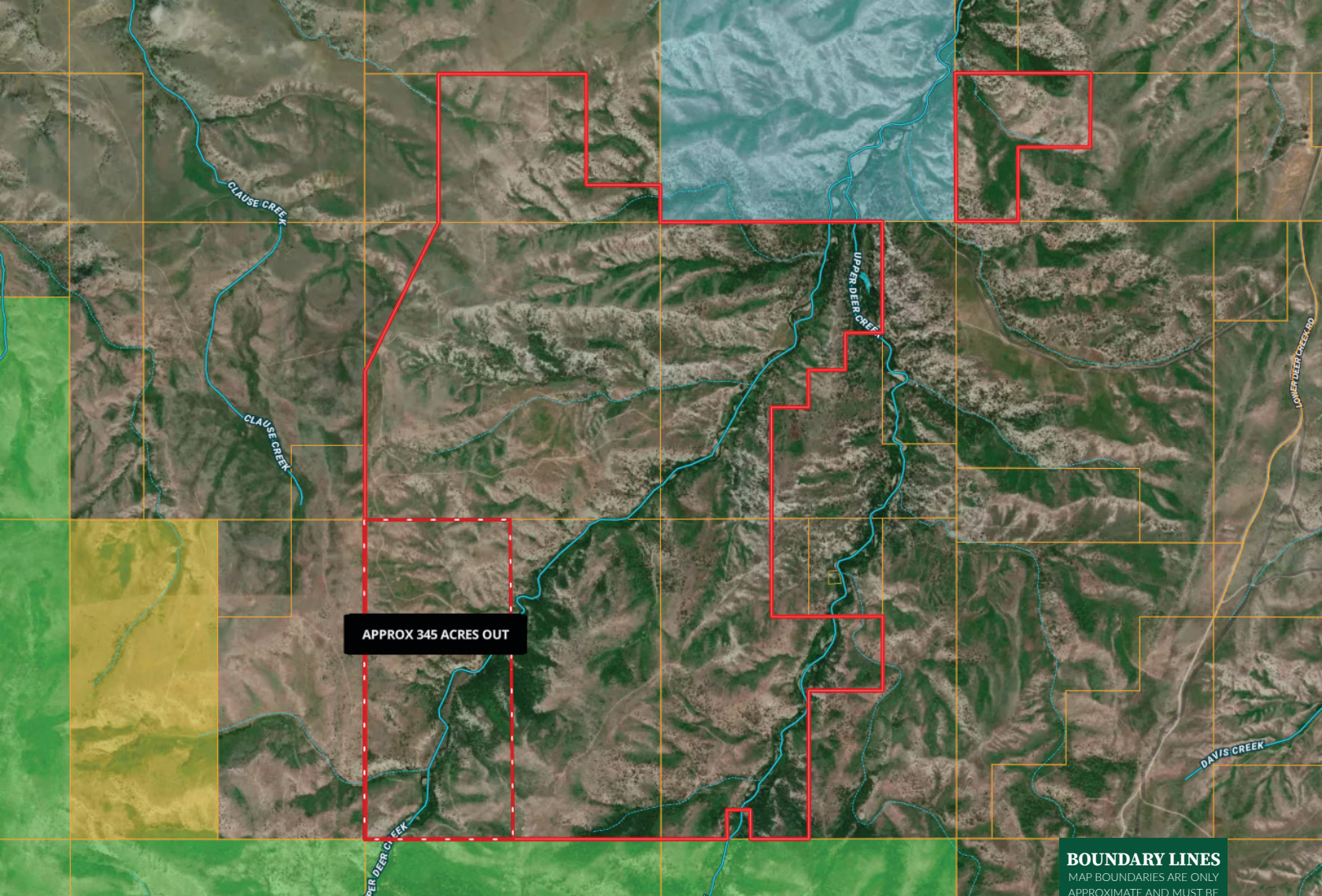
*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

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 Boundary  Fed / State Lands

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



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