



ROCKY MOUNTAIN FRONT RANGE MONTANA RANCH

PROPERTY DETAILS:

- **Price:** \$2,350,000
- **City/town:** Fairfield
- **County:** Teton
- **State:** Montana

- **Approx. Sq Ft:** 1023
- **Acreage:** 720
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Garage:** 3750 sq. ft. metal barn
- **Outbuildings:** Barn. Shop & Hay Barn
- **Views:** Rocky Mountain Front Range

- **Heating Source:** radiator
- **Fuel Type:** Electric & propane
- **Water:** well
- **Sewer:** septic

- **Year Built:**
- **Remodeled:** 2003-2009
- **HOA Fees:** 0

PROPERTY FEATURES:

- Fenced
- Creek Frontage
- Horses Allowed
- CC&R's
- Not in Subdivision
- On Graveled Road
- Year Round Access
- Horse Property

THE PERFECT BASE FOR WORLD RENOWNED FISHING & HUNTING-the Circle N-B Ranch is located in western Montana in Teton County on the eastern side of the Continental Divide where the sprawling open Montana prairie abruptly meets the magnificent towering Rocky Mountain Front Range. This spectacular setting is also home to the gateway to the Bob Marshall Wilderness the crown jewel of the nation's wilderness system and is truly a sports person's paradise. The ranch boasts spectacular 240 degree views and consists of 160 deeded acres and an additional 560 acres available with a permanent, transferable lease through the Greenfields Irrigation District. These acres are all mostly level with some hilly areas. 140 acres are irrigated by an over 1/2 mile long 2009 pivot as well as some acres by flood irrigation. The productive pastures successfully grow an abundance of alfalfa grass hay producing approximately 5.5 ton per acre. The additional 560 acres are used as prime pasture with new perimeter treated post fencing. A year round creek is found on the property from which one can enjoy native brook Trout and in the fall a spawning run of Brown Trout as well as a crystal clear natural year round spring. The improvements include a charming approximately 1000 sq. ft. completely remodeled cabin fully furnished with lodge pole and western accents, a completely remodeled

barn with all new pipe corrals and fences;an over 1650 sq. ft. shop building and an over 3750 sq. ft. metal hay barn for storage of hay or recreational toys. This property is truly a one of a kind most special playground with NO CCR's or HOA! Please contact me for details.

[VIEW THE BROCHURE ONLINE](#)

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