

Sego Ridge Ranch
Utica, Montana 59452

Jacob L. Korell



Member:

Landmark of Billings Inc.

1925 Grand Avenue, Ste. 143

Billings, MT 59102

Office: (406) 248-3101

Cell: (406) 698-4600

Jake@MontanaRanches.com

MontanaRanches.com



\$1,975,000

Pristine Property!



VIRTUAL TOUR

LOCATION MAP

PARCEL MAP



Information herein deemed reliable, however, is not guaranteed. The sale offering is made subject to errors, omissions, change of price and prior sale and withdrawal without notice in accordance with the law. This property is offered without respect to race, color, creed, national origin or familial status.

Sego Ridge Ranch, Utica, MT 59452

Additional Features



LOCATION: This ranch is located at the base of the Little Belt Mountains adjoining the Lewis & Clark National Forest. It is 12 miles south of Utica and approximately 50 miles southwest of Lewistown and 90 miles southeast of Great Falls. An international airport is located in Great Falls and a small airport is in Lewistown.

IMPROVEMENTS :

Main House: Architecturally designed home with 4 bedrooms, 2 baths, 2 half baths, 2 family rooms, 3 fireplaces, and gourmet kitchen with custom cabinets, Jenn Air gas cook-top, Jenn Air oversized double electric convection ovens, and Sub Zero refrigerator/freezer. Laundry room and large walk-in pantry with wine storage is conveniently off the kitchen. A separate ice maker and central vacuum complete the laundry area. A deck, outside the dining room, a front porch off the Master bedroom, 2 patio areas for outdoor enjoyment with a water feature fountain on the paver entry courtyard area.



The dining room and family room share a see through fireplace and this family room boasts a private, spectacular view of the dam on the Judith River from the high cliff on which the main house rests.

A spacious second great room is dominated by a stone fireplace matching the stone in the other fireplaces.

In the master bedroom, a stone fireplace warms the space enhanced with custom built-in storage and a walk-in closet.



Guest House: The guest house has 2 bedrooms, 1 full bath, 2 half baths, 2 fireplaces, a fully equipped kitchen and large great room with a fireplace. The large deck, off the great room, adjoins the swimming pool. A stunning view out of the great room overlooks the river. A private deck and patio off each bedroom invite guests to relax outdoors. A changing room, half bath, and laundry with outside entrance from the pool deck area complete the guest area.



Pool: The swimming pool is located between the main house and the guest house. The pool is heated and has a winter mesh cover. The hot tub, sauna, and shower are in a separate house adjoining the pool.

Sego Ridge Ranch, Utica, MT 59452

Additional Features

Caretaker's House: The caretaker's house is a short distance from the main house. It provides 2 bedrooms, 1 bath, and a laundry room. A large great room has a fireplace with an insert. The fully equipped kitchen has a dishwasher and disposal. An outdoor storage building is convenient to the home.

Bunkhouse: One room, with outside shower and indoor half bath is located a short distance down the hill from the main residence. Loft areas make it ideal for teenagers.

Garages (Detached): 3 car—a heated three car with one bay designated for a shop and storage closets in the other two.

2 car—a two car with ample storage space.

Both are ideal for storing vehicles, 4 wheelers, bikes and other toys.

Barn: The barn is designed for two box stalls, hay, grain storage, and a tack room. A round pen and larger corral area for holding horses adjoin the barn. A covered storage area provides space for a small tractor. The groomed riding arena is convenient to the barn.

Pastures: Three fenced pastures, two with water tanks for livestock.

UTILITIES: Power is at all the facilities. Water is provided by two wells. It has an underground sprinkler system and storage cistern for adequate water reserve. DSL internet and satellite TV is available.

ACREAGE: There are 84.25 acres with approximately a quarter mile of river frontage.

GENERAL INFORMATION: This rare property is for the outdoorsman or someone who wants a quiet, private retreat in the middle of nature. Amidst beautiful scenery, the Middle Fork of the Judith River provides an excellent fishing stream abundant with rainbow, cutthroat, brook, and brown trout. The most prevalent are rainbows and native trout. The year round stream is pristine clear from July 1st on. Ideal for the dry fly fisherman.



Sego Ridge Ranch, Utica, MT 59452

Additional Features

The Judith River Game Range is within a mile of the property. It is the wintering range for the large elk herd that resides in the Lewis & Clark National Forest. The Lewis & Clark National Forest has 2,912 square miles within its boundaries.

Mule and whitetail deer, elk, bear, mountain lions, and other predators reside in the forest. Birds of prey are common sightings.

There are numerous 4 wheeler, hiking, and horse trails adjoining the ranch in the National Forest. A 4 wheeler trail goes along the Middle Fork River for 15 miles from the residence. The trail provides access to great fishing and spectacular mountain views. Seldom do we find such access to the beauty and recreation this property provides.

REAL ESTATE TAXES: \$4,674 for 2015.

PRICE: \$1,975,000

TERMS: Cash to seller.

Co-listed with Vinny Delgado—Fay Ranches.

