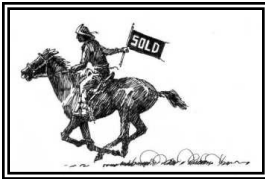

Wolters' Montana Ranch

***2906 Lower Canal Road
Ballantine, Montana 59006***



For additional details, contact:

SCOTT R. GROSSKOPF
Broker / Owner

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Wolters' Montana Ranch

LOCATION: Situated 26 miles northeast of Billings, Montana. The “Wolter’s Montana Ranch” lies just off the Yellowstone Valley floor directly south and with spectacular views of Pompeys Pillar National Monument.

ACRES: 94.090

CLIMATE: Pompeys Pillar has an average annual precipitation of 14.15 inches at an elevation of 2,950 feet.

IMPROVEMENTS:

- ◆ Cabin: 832 sq. ft., 2 bedrooms, 1 bath, log sided with large covered deck on east side overlooking the pond.
- ◆ Equipment shed/lean-to
- ◆ Horse barn: includes tie stall and two separate runs, covered storage.
- ◆ Tack Room/storage building: includes outdoor heated shower area.
- ◆ Corrals
- ◆ 130' x 150' Arena: excellent base with sand.
- ◆ Five separate fenced pastures
- ◆ Four hydrants with power trailer/RV hookup
- ◆ Four mature apple trees

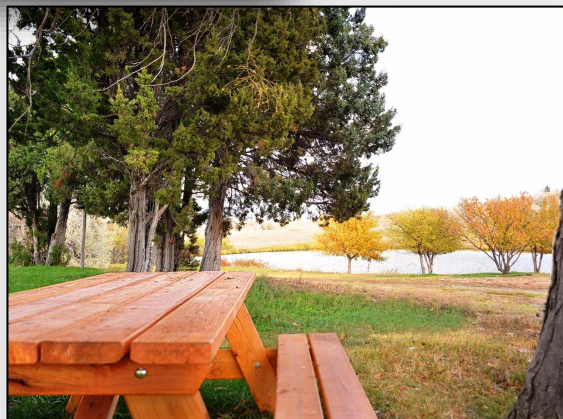




WATER:

- Water, Water, Water—

- ◆ 15 gpm spring
 - Feeding stock tank
 - Two hydrants
 - Pond with fish
- ◆ 22 gpm well
 - home, hydrants
- ◆ Creek running through west end of property providing stock water year round.
- ◆ Irrigation water from Huntley Project Irrigation District.



RECREATION:

- ♦ Pompeys Pillar National Monument and Visitors Center.
- ♦ State & BLM riding and recreation minutes away.
- ♦ Fishing access to Yellowstone River minutes away.

TAXES: \$2,164.60 for 2019.

PRICE: \$590,000

BROKER COMMENTS: 94+ private acres situated 26 miles northeast of Billings, Montana. As Seller, Joe Wolter, says “This Place is Hidden in Plain Sight” just off the valley floor with views of the Pompeys Pillar Monument, Yellowstone Valley & Bull Mountains. A truly must see, hard to find property with “Water-Water-Water” – springs, creek, pond, irrigation, and a fantastic well. Property has a well-built 2-bedroom, 1 bath cabin, corrals, arena, equipment shed, horse barn, & tack/storage building. Property has several homesites available with fantastic views of the Yellowstone Valley.



NOTICE: The information contained herein has been supplied by the owner to LANDMARK REALTORS and/or compiled by LANDMARK REALTORS from other sources believed to be reliable. All information contained herein is not guaranteed to be accurate, and the reader of this brochure should independently verify all such information, particularly the number of acres involved, the classifications of those acres, carrying capacity, estimates of production or yields, water rights, etc.