



## **The Peterson Ranch Elbow Creek Unit**

**Roberts, MT 59070**

**\$3,802,064.00**

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## The Peterson Ranch Elbow Creek Unit

**LOCATION & ACCESS:** The Peterson Ranch Elbow Creek Unit lies in the mountain foothills of South-Central Montana between the small communities of Bridger, MT, to the east and Roberts, MT, to the west. The ranch can be accessed off Selms Road which originally was part of the Jim Bridger Trail, named after the famous local mountain man, himself.

Red Lodge, MT, is only minutes to the southwest at the base of the Beartooth Mountains and is the county seat of Carbon County. Red Lodge is famous for its western culture, Red Lodge Mountain Ski Area, winter and summer outdoor activities abound. Montana's hunting and fishing is at your finger tips. Billings, MT, is only 52 miles north-east and is Montana's largest city. Billings hosts an expanding International Airport, two of the region's largest hospitals, and the region's largest livestock and commodity trading. "Billings Has It" from shopping, hospitality, cuisine, and entertainment.

**ELEVATION:** 4,200' - 5,000'.

**CLIMATE:** Average 15 inches of rain per year.

**OVERVIEW:** The Peterson Ranch Elbow Creek Unit has 2,376 +/- total acres of strong native grasses, sage brush, western white pine, juniper, and sandstone outcroppings.

Situated in the mountain foothills between the Clarks Fork of the Yellowstone and Rock Creek Drainages. The rolling hills and high plateaus provide some of the most spectacular views of the Beartooth—Absaroka, Crazy, Snowy, Pryor and Big Horn Mountains.

The Peterson Ranch Elbow Creek Unit has been operated by the same family for 47 years. Traditionally a summer cattle grazing unit, with abundant hunting and recreation.

Water throughout the property is provided by:

- 1—solar well
- 5—developed springs
- 5—reservoirs—all spring fed

Off to the southwest of the unit, lies over 700+ acres of land locked BLM property providing access to even more hunting and recreation.

The unit is fenced and cross fenced into three separate pastures. Power is available near Selms Road.

**WILDLIFE:** Abundant Elk, Mule deer, and upland game birds.





## **WATER RIGHTS & MINERAL RIGHTS:**

- ◆ All water rights associated with the property will be transferred.
- ◆ All mineral rights that sellers own will convey.

**TAXES:** \$1,469.40 for 2022.

**BROKER COMMENTS:** This ranch is as untouched as when the Crow Indian Scouts used the high plateaus for lookout vantage points. Hard to find a property with such view sheds in all directions. The diverseness of terrane and the natural wildlife migration trails through the property making this a Hunters and Recreationalist haven. There are so many fantastic building sites throughout the property. If you are looking for a piece of property in The Last Best Place "Montana" the Peterson Ranch Elbow Creek Unit is a Must See!



**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.