



Sam's Big Spring Creek Ranch

2 custom homes with 1.5 miles of Big Spring Creek frontage
Lewistown, Montana



Offered Exclusively By:
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Broker Cooperation invited



Sam's Big Spring Creek Ranch near Lewistown, MT is one of those indescribably beautiful places that invoke memories of fishing and hunting in Montana that last a lifetime. Opportunity knocks now as this incredible, diversified ranch is offered for sale.

Located just minutes from Lewistown, this 500+ acre ranch boasts a combination of irrigated hayland and pasture with incredible cover for pheasant and upland birds as well as whitetail and mule deer, which abound.

Big Spring Creek flows through oxbows with a clarity unmatched, creating a fly fisherman's dream. This unique river is one of the largest artesian springs in the world flowing up to 64,000 gallons per minute at a constant 52 degrees, so clear and pure that the town of nearby Lewistown needs not treat the water for drinking.

Montana Fish Wildlife and Parks estimates run as high as 3,000 lbs of catchable fish per mile, with the record fish reaching 33 inches. This river is open year round to fishing. As fall approaches hunting fever brings the ranch to life with unrivaled bird and big game opportunities.





Main Home

As you enter the ranch's lined driveway, the beauty unfolds as you circle to the main residence and original barn. Both homes have incredible Montana stone fireplaces stretching up to the vaulted ceilings. A sprawling deck surrounds the 4000 sq ft home, perfect for you and your guests.

The main home has 4,000 sq ft including a huge great room with 20 foot high natural, round rock fireplace. Also on the main floor, a spacious master bedroom with recent custom bath, a large office, another bathroom, beautiful kitchen with separate dining area and enclosed sun room, all overlooking the river and a private spring-fed pond.

On the second floor there are an additional three bedrooms with a bathroom and surrounding observation room. A large three-car garage includes a spacious entry and outside parking apron.



Log Home

But wait, there is another majestic 1,800 sq ft log cabin, with decks that overlook the nearly mile and a half of the banks of Big Spring Creek. The cabin is a majestic log home with a nice entry and utility area as you come in from fishing, then giving way to a friendly kitchen and gathering area just before the open hearth and spacious great room, a place to share memories. Three bedrooms and three bathrooms compliment this comfortable Montana ranch log cabin of 1,800 sq ft.



Sam's Big Spring Creek Ranch

2 custom homes and 1.5 miles of river frontage

Horse Amenities

For the horse lover, the ranch includes a fully equipped equestrian barn and round training corral plus another additional barn nearby for use with other ranch stock. Abundant water is available for the irrigated hay land. Lush pastures with great cover provide protection for stock and game.

Property

New wood posts lining the driveway coming into the home set the scene plus new gravel and grading on the entry road. The private pond just off the deck of the main home was landscaped and cleaned last year. All areas of the ranch show the pride in ownership of a well kept ranch. Recent improvements include new paint and stain on both homes and the horse barn, as well as new 50 year shingles on the cabin and horse barn. The cabin was professionally sealed last year.

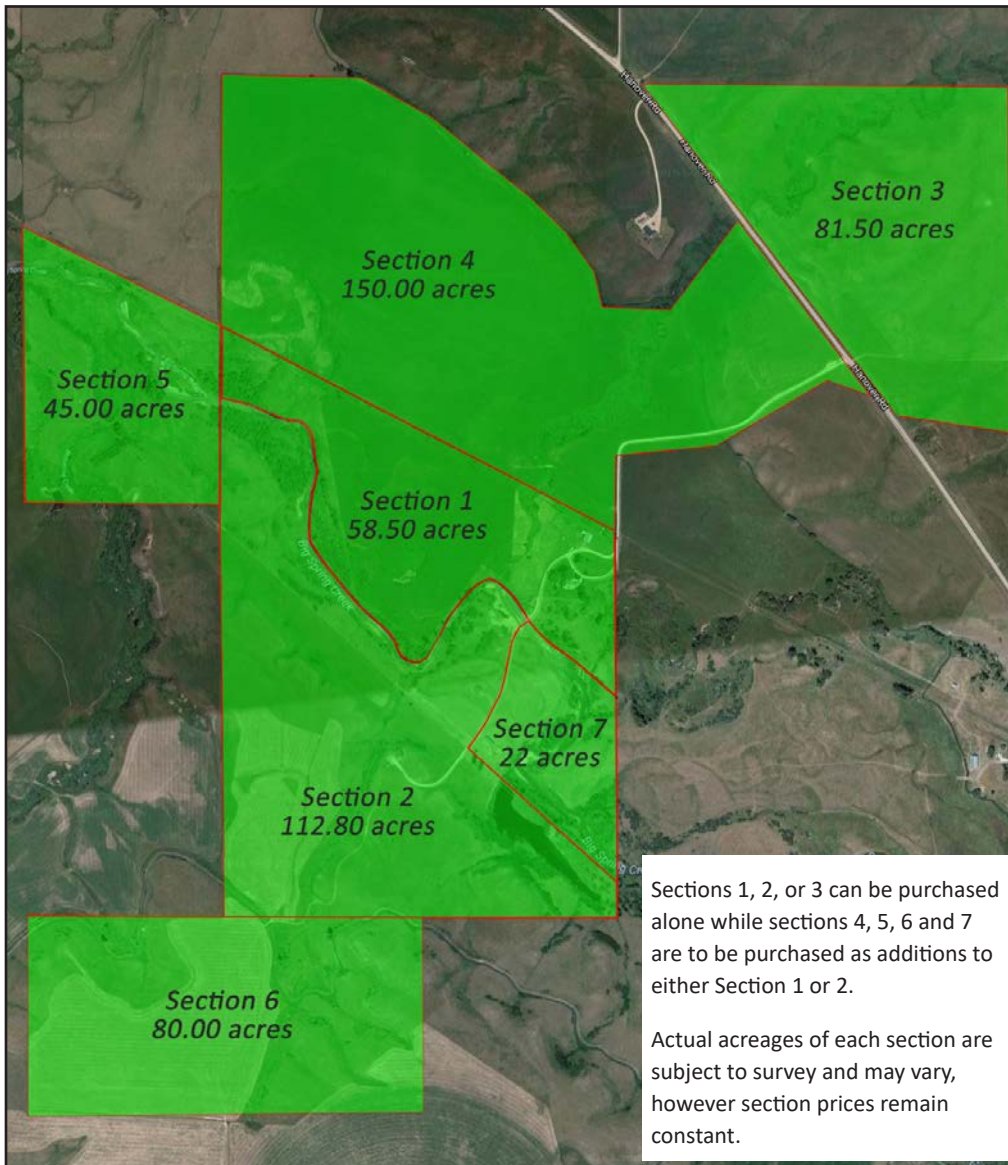
Surrounding area

Lewistown and the ranch are near the center of Montana, approximately an hour and a half from the Great Falls and Billings airports. Lewistown itself has a great airport, large enough to accommodate larger personal aircraft with service and maintenance available. To learn more about Lewistown and the surrounding area, visit EnjoyLewistown.com

The area topography is dominated by the mountain ranges that surround a large natural basin. Known as the Judith Basin, this was the original home of the cowboy artist Charlie Russell. The vast prairies of eastern Montana give way near Lewistown to the lush mountains and clearwater streams that greeted Lewis and Clark as they first explored this bountiful area.

Close to town are the North and South Moccasin mountains, east of town the Judith mountains extend to the prairie. South of town are the Big Snowies, and to the west the Little Belt mountains, with the circle unfolding on the far west to the Highwood mountains and Square Butte. All of these beautiful mountains surround incredible, fertile rolling plains bisected by clear mountain streams.

Paradise or home, as we call it.



Pricing options

Section 1 \$1,150,000

Includes, 58 acres with the main house- approximately 4,000 sq ft, 3 car garage, original corrals and sheds, sub-irrigated hayland of approx 25 acres, and over a mile of frontage on the north side of Big Spring Creek.

Section 2 \$1,000,000

Includes, 112 acres, the log fishing lodge, habitat, plus excellent ag land, including almost a mile of river frontage on the south side of Big Spring Creek.

Section 3 \$407,500

Lies on the north side of the Hanover Highway with a great deal of habitat plus live spring water. The balance is in excellent ag land, approximately 81.5 acres. A really nice homesite parcel.

Section 4 \$750,000

Contains most of the irrigated hay land with live water, habitat for game and great building sites. Exceptionally productive, approximately 150 acres.

Section 5 \$250,000

Lies on the western boundary with unparalleled fishing and habitat, approximately 45 acres.

Section 6 \$250,000

Lies on the southern boundary w/ hay land and good ag land, approximately 80 acres.

Section 7 \$210,000

Lies just on the south side of Big Spring Creek including the horse barn, surrounding pasture and round pen.

7 Parcels Combined \$3,950,000