



The 45 Ranch in Western Montana, Powell County, Montana, 134.2 Acres

\$960,000

- Agriculture, Big Game, Equestrian, Fishing, House, Income producing, Pond, River Frontage, Stream/River, Water Rights, Waterfowl

This Western Montana ranch has the options covered - whether you are looking for a working cattle and/or horse ranch, hobby ranch with income, or a fine recreational property. Features include: a thorough and tastefully remodeled ranch house with delightful year around sun room/porch, country kitchen with new counter tops, large living room with hardwood floors and exquisite built in antique china cabinet with leaded glass, modern cast iron clawfoot tub, master suite and a cozy lower level family room. The ranching amenities include: incredible water rights, a multitude of outbuildings including beautiful classy barn which they have used as a wedding venue even making Montana Bride magazine, stalls, tack room, a huge 55' x 208' indoor riding arena, large outdoor riding/roping arena, shop, equipment shed, 60 bushel grain bin, corrals, round pen, fenced and cross fenced, lush flood irrigated 100+/- acres plus more sub-irrigated pastures producing 3-4 tons of hay/acre. The ranch easily can handle 60 cow/calf pairs with rotational grazing and right now the neighbor has dozens of his rodeo bucking horses thriving on the ranch. The recreation amenities include: fishing on the over 1700' of the Little Blackfoot River, several large private ponds for abundant waterfowl hunting (geese love this ranch), great Deer habitat with trophy Deer and a 6x6 Bull Elk taken off the ranch.

This ranch has the important amenities for the working and recreational ranching Montana western lifestyle.

- Postal / Zip Code : 59731 • Lot Size Acres : 134.2 Acres
- State / Province : Montana • Dwelling : Yes
- County : Powell
- Closest City : Garrison

Broker Info



John Horton

Clearwater Montana Properties

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John has many years of extensive continuing education in real estate related fields. He worked his way through college and graduate work as a professional guide in Montana and Alaska. After school John continued his guiding career in Montana, as well as guiding and managing a lodge in Alaska for 7 years. John's guiding career morphed into an international booking agency specializing in adventure travel and fly fishing around the world. John grew up in Winona, Minnesota, and moved to Missoula, Montana, in 1976 to attend the University of Montana. He facilitates wilderness wellness trips for conflict resolution, communication, self and business improvement. He is interested in fishing, skiing, bow hunting, hiking, rafting, mountain biking, scuba diving, and introducing kids and adults to the beauty and wonder of nature.

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