



**Tyler Creek Ranch, Granite County, Montana, 1,580.00 Acres**

**\$3,995,000**

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

The TYLER CREEK RANCH--a truly diverse property suitable not only for a HORSE/CATTLE OPERATION, but also for the HUNTER, FISHERMAN, RECREATION ENTHUSIAST, OR SOMEONE SIMPLY SEEKING PRIVACY. This ranch has been thoughtfully pieced together over the last 50 years--it is steeped in history and is a rare mix of agricultural and recreational acreage with live water running through it and frontage on the Clark Fork River. There are approx. 1580 deeded acres along with leases for grazing. The ranch borders thousands of acres of USFS land with limited access to the public, in an area of abundant wildlife & excellent hunting opportunities. Extensive water rights from Tyler Creek allow for irrigation of hay ground and stock watering. Ranch ownership also provides direct access to over 3 miles of exceptionally beautiful Clark Fork River frontage that the general public cannot get to except by boat; it is a rare ownership configuration that adds such value to the property as a whole. Additionally, there is a large private pond on the property that is naturally stocked from the river--HUGE trout provide sport for the angler. An older caretaker/manager residence is on site, as well as a really neat barn built long ago and other ranch outbuildings. This truly is an incredible opportunity to own your legacy property in Western Montana--all within 30 minutes of Missoula, its international airport and a plethora of amenities to enjoy. Please contact Robin Barnes at 406-546-5496 or your real estate professional for additional information.

- Street Address : 60 Tyler Creek Rd
- Lot Size Acres : 1,580.00 Acres
- Postal / Zip Code : 59825
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 0001490423, multiple
- County : Granite
- Closest City : Clinton

### Home Info

- Year Built : 1925
- Baths : 1
- Square Feet Main House : 720 square feet
- Bedrooms : 2

### Taxes

Tax Year : 2019

Estimated Taxes per year are \$2,165.00

### Broker Info



#### **Robin Matthews-Barnes**

**Clearwater Properties**

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Full-time, professional, knowledgeable broker. Focuses on the Seeley-Swan and Blackfoot River Valleys, as well as the Missoula area. Over 16 years of experience in real estate and committed to excellence. Representation for both buyers and sellers, while providing high-quality customer service. Being a native Montanan and lifelong resident of this area means Robin has more knowledge at work for you! Graduate of the University of Montana. Robin has experience with a wide range of transactions, including: ranches, lake and riverfront properties, residential homes and cabins, an

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