

HIGHWOOD MOUNTAINS RANCH
Belt, Montana

LOCATION: The Highwood Mountains Ranch is located thirty miles southeast of Great Falls, Montana and situated in the foothills of the Highwood Mountains.



This unique property is approximately eight miles southeast of the small town of Belt. Access is via two miles of pavement out of Belt to Armington, with the last six miles county all weather gravel road.

The address of the Highwood Mountains Ranch is 645 Willow Creek Road.



LOCALE: The town of Belt was named for Belt Butte, a nearby mountain that has a belt of rocks around it. Belt currently has a population of approximately 600 residents and boasts a small bank, hardware store, grocery store, schools and restaurants. One can't help but get a good felling from the charming store fronts and friendly atmosphere Main Street has to offer

Great falls is Montana's third largest city, located on the Missouri River among the five falls that were both a magnificent spectacle and formidable barrier to early river travel. This area held great significance for the Lewis and Clark Expedition. The explorers were forced to spend nearly a month portaging around the falls in June 1805. Great Falls is home to the Lewis and Clark Interpretive Center. www.lewisandclark200.gov/mt.cfm

In 1882, Paris Gibson, a Minneapolis city planner and engineer, recognized the potential in the area's abundant resources and central location, and with the backing of railroad magnate James J. Hill, became the city's first developer. Eight years later, the first of five dams to harness the mighty Missouri were completed. Gibson's legacy was a carefully planned city incorporating 56 parks – a heritage of beauty that makes Great Falls unique today.

Great Falls has a metro area population of approximately 80,000 and enjoys a moderate climate with clean, pure air, low humidity and long days of sunshine. "Chinook" winds make most winter days warmer and more pleasant. Great Falls is where the mountains meet the plains and straddles the mighty Missouri River and the smaller Sun River in the heart of some of Montana's best farm and ranch land. Great Falls is home to an International Airport. Go to www.greafallsonline.net for more information about Great Falls and surrounding area.

Great Falls is situated in Central Montana between Glacier and Yellowstone Nation Parks. Glacier National Park is a short 170 miles from Great Falls to Saint Mary's Lake, the east entrance of the Going-To-The-Sun-Road. Glacier is a land of mountain ranges carved by prehistoric ice rivers and features alpine meadows, deep forests, waterfalls and numerous glistening glaciers. The vistas seen from Going-To-The-Sun-Road are breathtaking, a photographers paradise. More information about Glacier Park can be accessed from their web page at www.nps.gov/glac

Central Montana is the real west that famed cowboy artist Charlie Russell loved to paint. The legendary Western Artist, Charlie Russell learned the ways of the cowboy and mountain man here in Central Montana, and the landscape and drama that unfolded here as they settled the west inspired many of his most famous paintings. For more information on Charlie Russell go to www.cmrussell.org

Enjoy the wide-open and uncrowded space of Central Montana, offering outstanding year around recreational opportunities out your front door.

Great Falls is the medical hub for Central Montana, serving over fifteen counties and more than 225,000 residents. Benefis Health System brings the largest hospital to

Montana and the largest non-governmental employer in the greater Great Falls area, with 2,300+ employees. Go to www.benefis.org for more information on Benefis Health System.

Agriculture and defense form the backbone of the industrial base, which supports Great Falls. As a trade center, Great Falls markets more of Montana's grain and livestock production than any other city.

ACREAGE: The Highwood Mountains Ranch is situated in the foothills of the Highwood Mountains and comprises 381.711 total acres. This acreage is predominately native grassland except for 73.50 acres established to hay ground and seeded to alfalfa and orchardgrass. Willow Creek Road, a county road transverses through the northern portion of this acreage, allowing for easy accessibility to this unique property.



The topography is light rolling terrain broken with intermediate drainages that flows into Cora Creek. Elevation varies from 4556 feet on the north portion to 4100 feet on the south end. A small spring feed reservoir is located on the southern portion of the acreage and utilized for livestock water.



Average annual precipitation for this area is 16-18 inches.

The drainages are predominately lined with some willows and hawthorn shrubs. Undeveloped springs are found in most of the drainages.



The Highwood Mountains are a small isolated mountain range and have approximately 42,000 acres of public land administered by Lewis and Clark Nation Forest service. The Forest Service boundary is six air miles northeast of the subject property.

Situated to the south of the property approximately fifteen air miles are the Little Belt Mountains, offering thousands of acres of National Forest Service Land for your recreational enjoyment.



The Highwood Mountains Ranch offers country living at its finest with the convenience of town minutes away. An excellent property that is set up for horses.



IMPROVEMENTS: Ranch House: This home is ranch style construction that was built in 1992, with an addition completed in 2003. This home is all on one level having 2875 square feet with three bedrooms and three baths. Throughout this home are lots large windows that capture stunning views this property has to offer and brings the outside in. This home offers the following amenities: kitchen with new stainless steel appliances that

is open to the living room which is complemented with a wood burning fire place and hardwood floors.



A separate dining room area surrounded by windows and hardwood floors.



Spacious master bedroom suite with wood burning fireplace, built in entertainment center and book case, oversized walk in closet with custom shelving and dressing area.





Master bathroom with full bath and separate shower.



Second bedroom with a separate bathroom.



Small office, enclosed front porch and utility/mud room.



This home is heated with propane and has two zones along with two separate zones for central air.

Outside, to enjoy the scenic setting that this home is situated in, open porch having 384 square feet overlooking the acreage and all the wildlife this property has to offer.



Landscaped yard having a waterfall with a pond, trees and underground sprinklers.



Barn & Corrals: The barn with tack room having 1000 square feet and adjoining with metal panel fence for corrals. Serviced by self watering stock tanks



Three Lean-to Sheds, three sided for horse shelter

Outdoor Riding Arena fenced with steel 6 rail panels installed on pressure treated wood posts 250 feet long x 160 wide.



WATER: Water for the home, barn and corrals is via a drilled well that produces good water and flow rate of 25 gallons per minute. Four other water rights are filed on for stock drinking directly from the source of unnamed tributaries of Cora Creek.



RECREATION: Wildlife abounds on this property for your viewing enjoyment or hunting. For information on fishing and hunting go to Montana Fish, Wildlife and Parks web site at <http://fwp.statet.mt.us/>

The Highwood Mountains Ranch is centrally located in the heart of some of Montana's premier recreation opportunities out your front door. Within an hour drive in any direction, the following are just some of the many recreational opportunities:

1. Rocky Mountain Front with access into the Bob Marshall, Scapegoat and Great Bear Wilderness.
2. Fly fishing Montana's Blue Ribbon Missouri River
3. Boating at Holter Lake and Gates of the Mountains
4. Floating the Renowned Smith River
5. Access to thousands of acres of public land within the Lewis and Clark National Forest Service for horseback riding, hunting and fishing
6. Follow the footsteps of the Lewis and Clark Expedition
7. Downhill skiing, snowmobiling and cross-country skiing on Kings Hill Pass

TAXES: 2010 taxes were \$2,455



PRICE: This property is being sold as a turnkey property, all appliances and most of the furniture to remain with the property. All livestock corral panels to remain. Bring your horses. **Price reduced from \$650,000 to \$630,000**



BROKERS COMMENTS: The Highwood Mountains Ranch offers country living with room for your horses. Situated in a very scenic setting overlooking the Highwood Mountains and the Little Belt Mountains. This property offers a very comfortable well built home with landscaped yard all only minutes from Belt, Montana.



DISCLOSURE: NOTE: The information contained herein has been supplied by the Owner to Holiday Realty and/or compiled by Holiday Realty 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, i.e., the number of acres involved, classification of those acres, carrying capacity, estimates of productivity or yield, water rights, etc. Maps are for orientation purposes only. Boundary lines are drawn as accurately as possible, but are not exact. These maps are not to be construed as either a survey or a legal description. Acreages are stated for information

only. This property is being sold by the tract or unit and exact acreage's are not warranted or guaranteed by the seller or agent.



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