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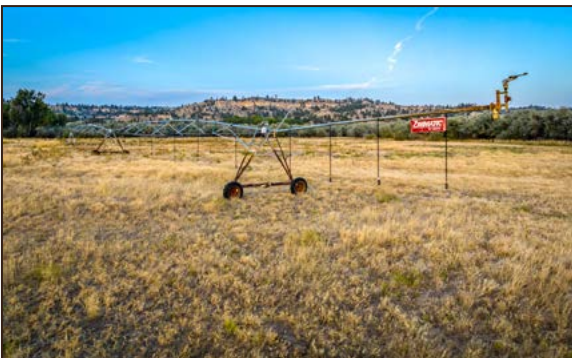
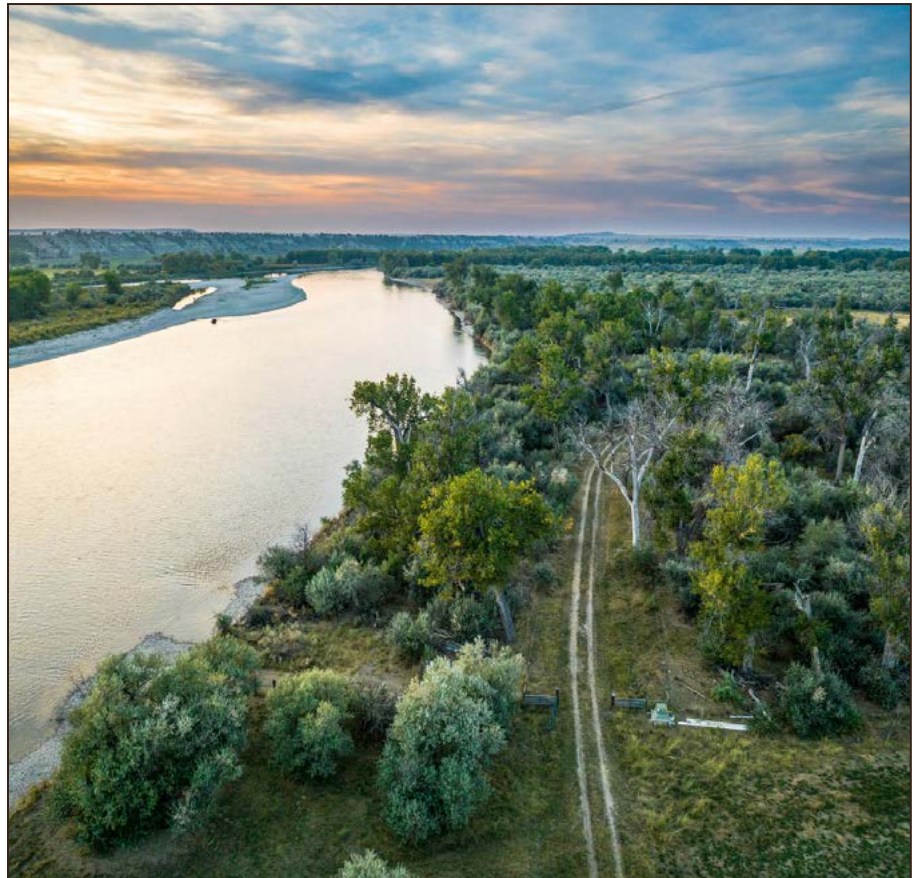
SALES | AUCTIONS | FINANCE | MANAGEMENT

## RIVER HUNT RETREAT | HYSHAM, MONTANA | \$2,000,000

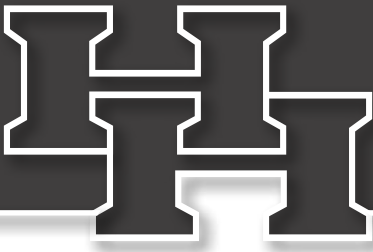


### EXECUTIVE SUMMARY

The 178± acre River Hunt Retreat has nearly 1,800 feet of Yellowstone River frontage fringed with an expansive riparian bottom that gives way to brushy cover and irrigated food plots. The rich soils and abundant wildlife are a testament to the property's productivity. Deer, pheasant, turkey, and waterfowl abound. There are often elk passing through, while both whitetail and mule deer claim residency. The hunting cabin and shop are in good condition. This is an appropriately priced river property, offering solid improvements, cropland, and a multitude of hunting opportunities all within one hour of Billings.



This information is subject to errors, omissions, prior sale, change, withdrawal and approval of purchase by owner. All information from sources deemed reliable but it is not guaranteed by Hall and Hall. A partner at Hall and Hall is the agent of the Seller. A full disclosure of our agency relationships is included in the property brochure available at [www.hallandhall.com](http://www.hallandhall.com) or by contacting the Listing Broker.



## JUST THE FACTS

- 178± acres
- 1,800± feet of Yellowstone River frontage
- Two food plots, approximately 25 acres, are sprinkled by two small pivots
- One hour to Billings
- 50 miles to Forsyth
- 1,500± square foot two-bed, one-bath home
- 30'x40' shop
- Waterfowl, turkey, and pheasant
- Mule deer and whitetail deer
- Occasional elk

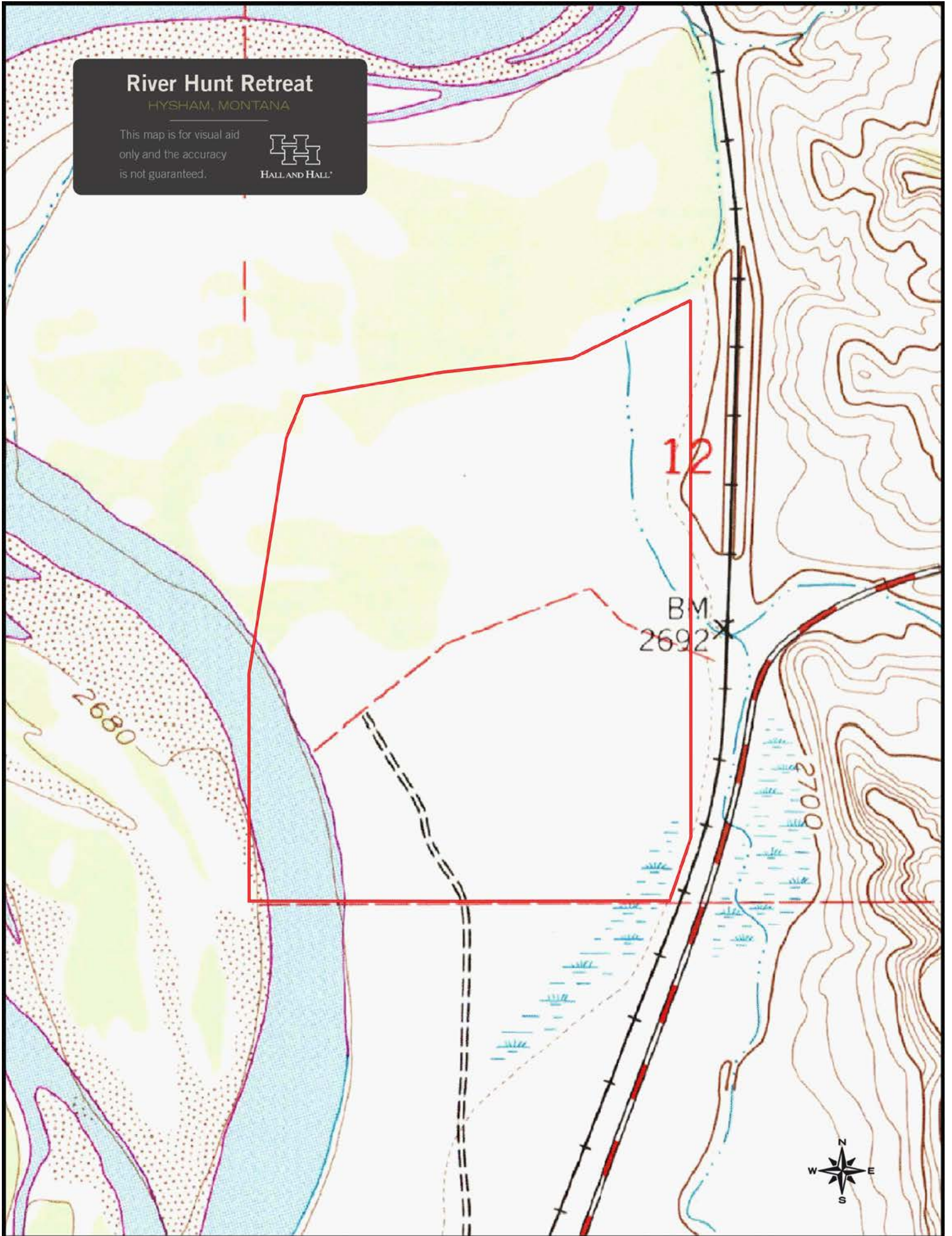


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# River Hunt Retreat



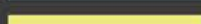
HYSHAM, MONTANA

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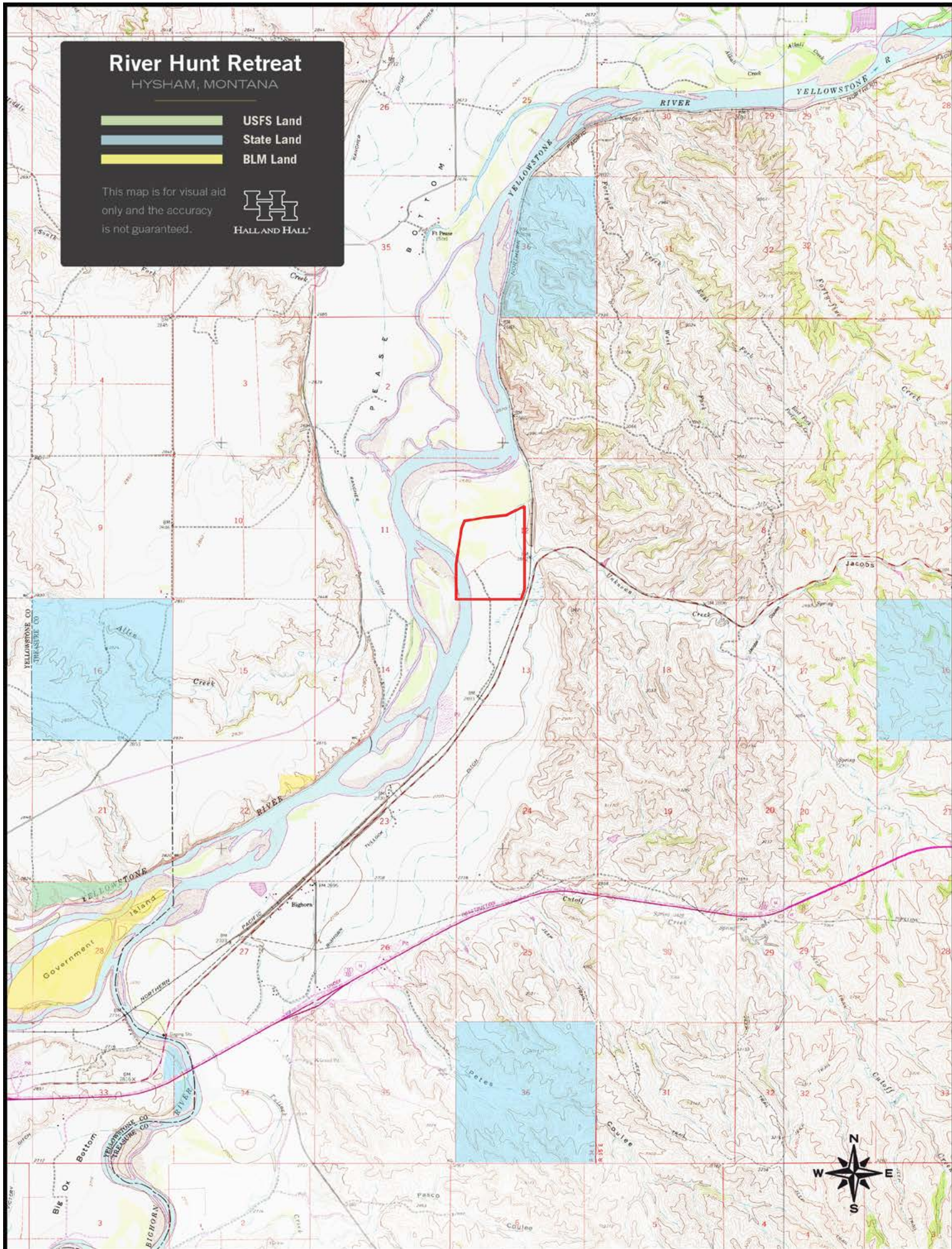


# River Hunt Retreat

HYSHAM, MONTANA

-  USFS Land
-  State Land
-  BLM Land

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