



HALL AND HALL®

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GARRITY RANCH | CHOTEAU, MONTANA | \$1,450,000



EXECUTIVE SUMMARY

Located 20 minutes from Choteau, the 354± acre Garrity Ranch is a sportsman's paradise offering upland and big game hunting opportunities, as well as infrastructure for shooting sports and dryland crop opportunities. Purchased with the intent of enhancing the upland game bird habitat, the current owner has gone to great lengths in creating feed and brood plots for pheasant, sharp-tailed grouse, and Hungarian partridge. No paradise would be complete without a base of operations. Included is a fully remodeled 1930s-era farmhouse offering three bedrooms, two bathrooms, a gourmet kitchen, and master suite. The home is serviced by an oversized, plumbed detached two-car garage with additional storage and counter space. The farm also offers a 4,300± square foot shop with radiant heat, office, and small apartment. The shop also includes rows of storage cabinets and dog kennels with runs. Within the operational complex are grain storage bins and a wobble trap bunker with a Pro-Matic Wobble Trap. Historically, the farm has produced a variety of crops including Winter/Spring wheat, sunflower, canola, lentils, and peas and is currently being leased to a local operator. Due to the farm's proximity to Freezeout Lake it is often home to a variety of migratory birds as well as occasional big game including deer, elk, and grizzly bear. Two seasonal ponds add to the overall aesthetic and wildlife habitat. The Garrity Ranch, surrounded by rolling plains and distant views of the Rocky Mountain Front, would be perfect as a full-time residence or prairie getaway.



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JUST THE FACTS

- 354± acre dryland farm enhanced for upland game bird habitat
- Managed for Hungarian partridge, pheasant, and sharp-tailed grouse
- Completely remodeled 1930s-era 3 bedroom, 2 bath home
- Oversized detached double-car garage
- Shop with ranch office, guest/employee quarters, dog kennels with exterior runs, and storage
- Suitable for a variety of dryland crops including sunflower, winter wheat, spring wheat, peas, lentils, and canola
- Bunker with wobble trap (included) and target range
- Seasonal ponds
- 20 minutes from Choteau; 45 minutes to Great Falls
- 2023 Taxes: \$6,228



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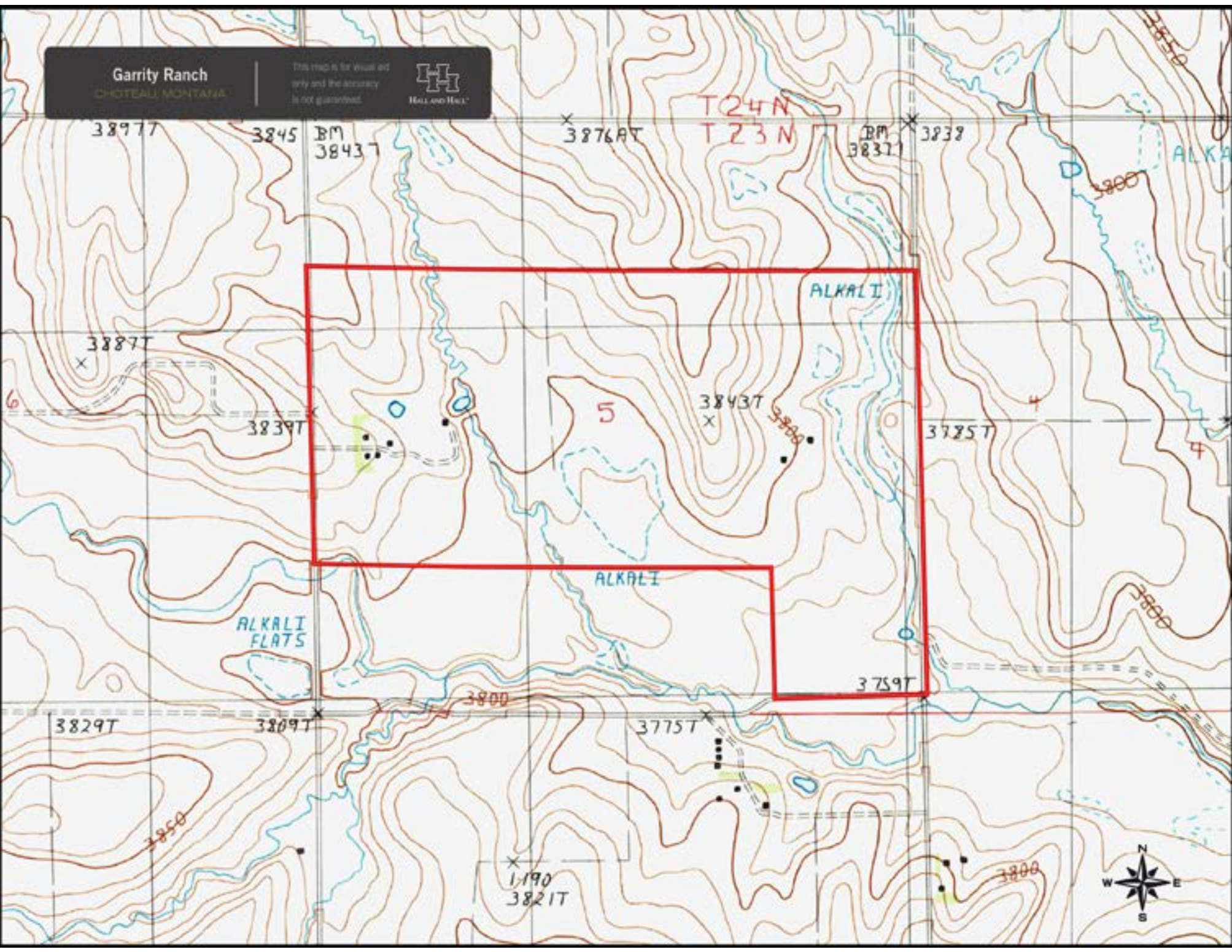
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Garry Ranch

CHOTEAU MONTANA

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Garry Ranch

CHOTEAU, MONTANA

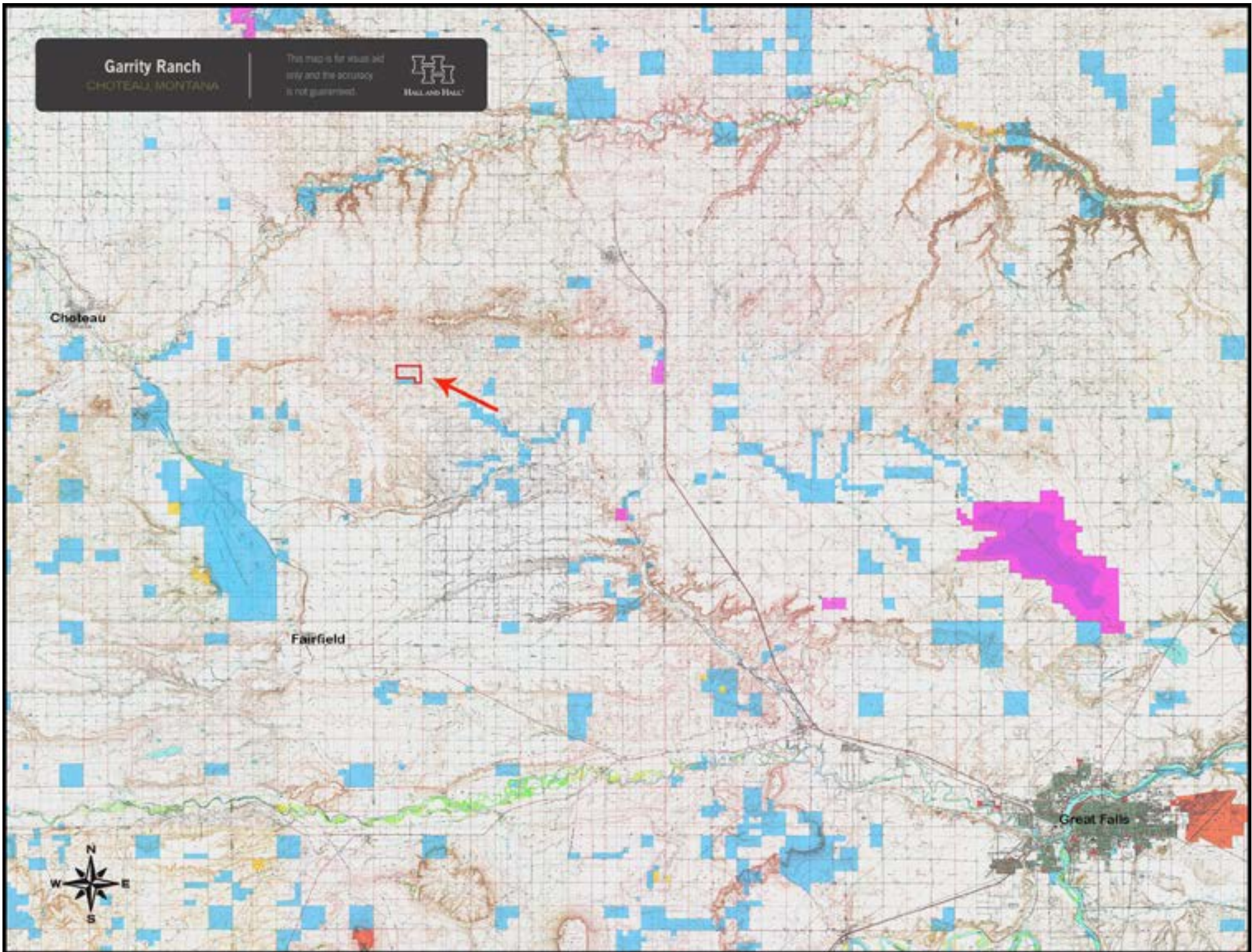
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Choteau

Fairfield

Great Falls



Garrity Ranch
CHOTEAU, MONTANA

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