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BAR K RANCH | CAMERON, MONTANA | \$9,500,000



EXECUTIVE SUMMARY

Sited on the western slope of the famed Madison Range, the Bar K Ranch lies in a historic ranching area first settled in the late 1800s during the Virginia City gold rush. Surrounded by the State of Montana Game Range and private lands that are encumbered by conservation easements, the ranch is in an area with limited future development, ensuring privacy for generations to come. With four pivots to raise winter forage, a sustainable year-round cattle operation is assured. One of the historic aspects of the property is the homestead compound. The home is one of the oldest in the Madison Valley, and it has had many uses over the years...from a stagecoach stop to a store/post office and currently as a ranch house. The famous fishing destination of Ennis is about 15 minutes north. Bozeman, a regional hub for southwest Montana with an international airport, is about an hour and 15 minutes from the ranch. A jet-capable airport complete with a fixed base operation is within 15 minutes. The Madison River, the primary draw to this area, is within 15 minutes of the ranch compound. Additional angling opportunities on the nearby Yellowstone, Beaverhead, Ruby, Big Hole, and Jefferson Rivers are all easy day trips. The half-million acres of the Beaverhead National Forest, which encompasses the Lee Metcalf Wilderness Area, begins within ten minutes of the ranch. Antelope, deer, and elk all inhabit the ranch at various times of the year.



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JUST THE FACTS

- 2,788± deeded acres
- 279± acres – pivot and flood irrigation (four pivots)
- 2,499± acres – rangeland
- 10± acres – homestead site
- Approximately one mile of Bear Creek
- Access is US Route 287 to Bear Creek Loop County Road
- 14 miles southeast of Ennis, Montana, in the Madison Valley
- 69 miles southwest of Bozeman Yellowstone International Airport
- Seven miles to Big Sky Airport with fixed base operation (jet capable)
- Historic homestead sited near the base of Sphinx Mountain in the Madison Range – the home was a stagecoach stop and the first structure in the Cameron area of the Madison Valley
- Full complement of ranch working improvements including manager's home, hired man's home, shop, historic barn, machine shed, calving barn, various small outbuildings, and corrals
- Adjacent to the State of Montana Bear Creek Game Range and within ten minutes of access to the Lee Metcalf Wilderness Area
- Virtually surrounded by private lands that are encumbered by conservation easements



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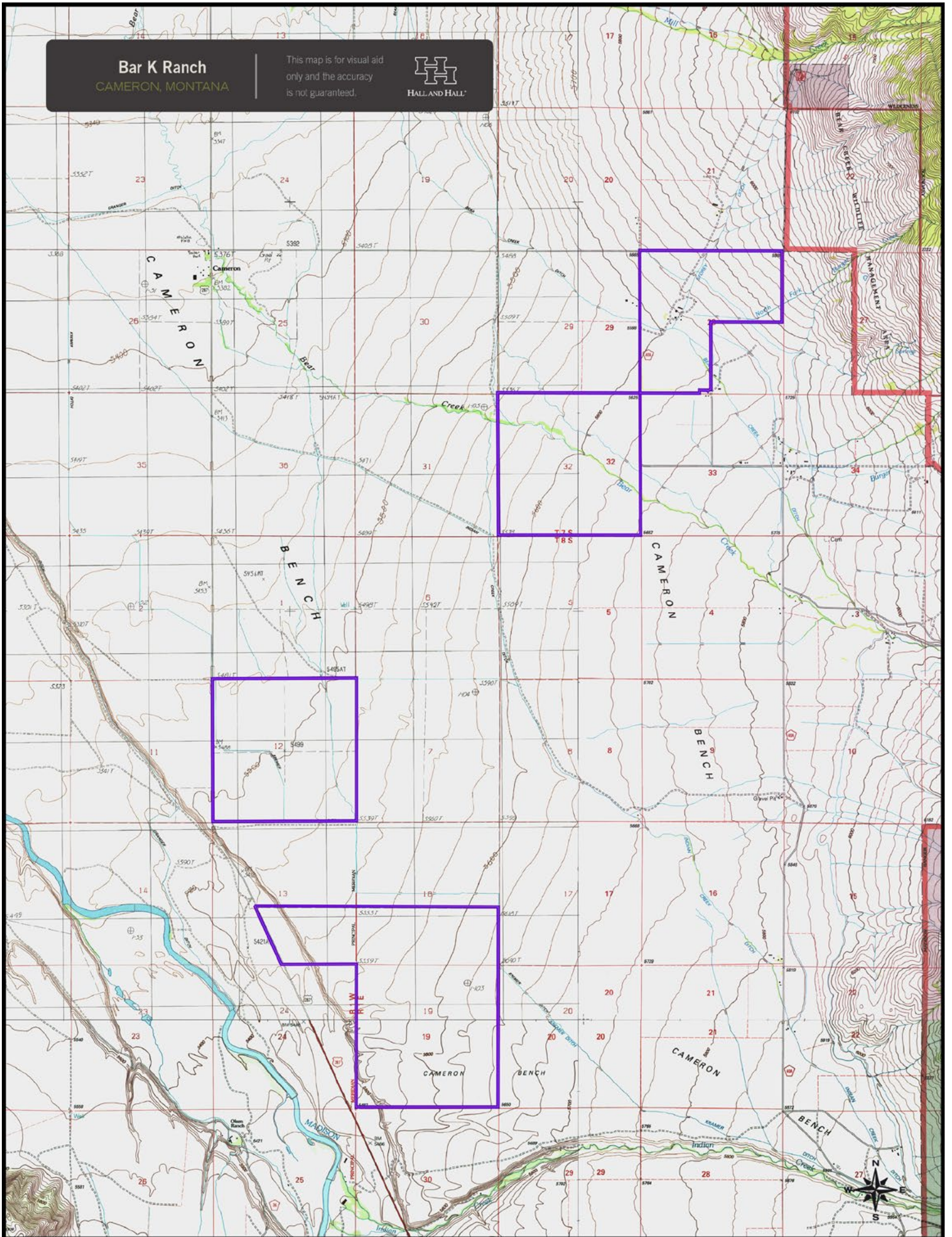
Bar K Ranch

CAMERON, MONTANA

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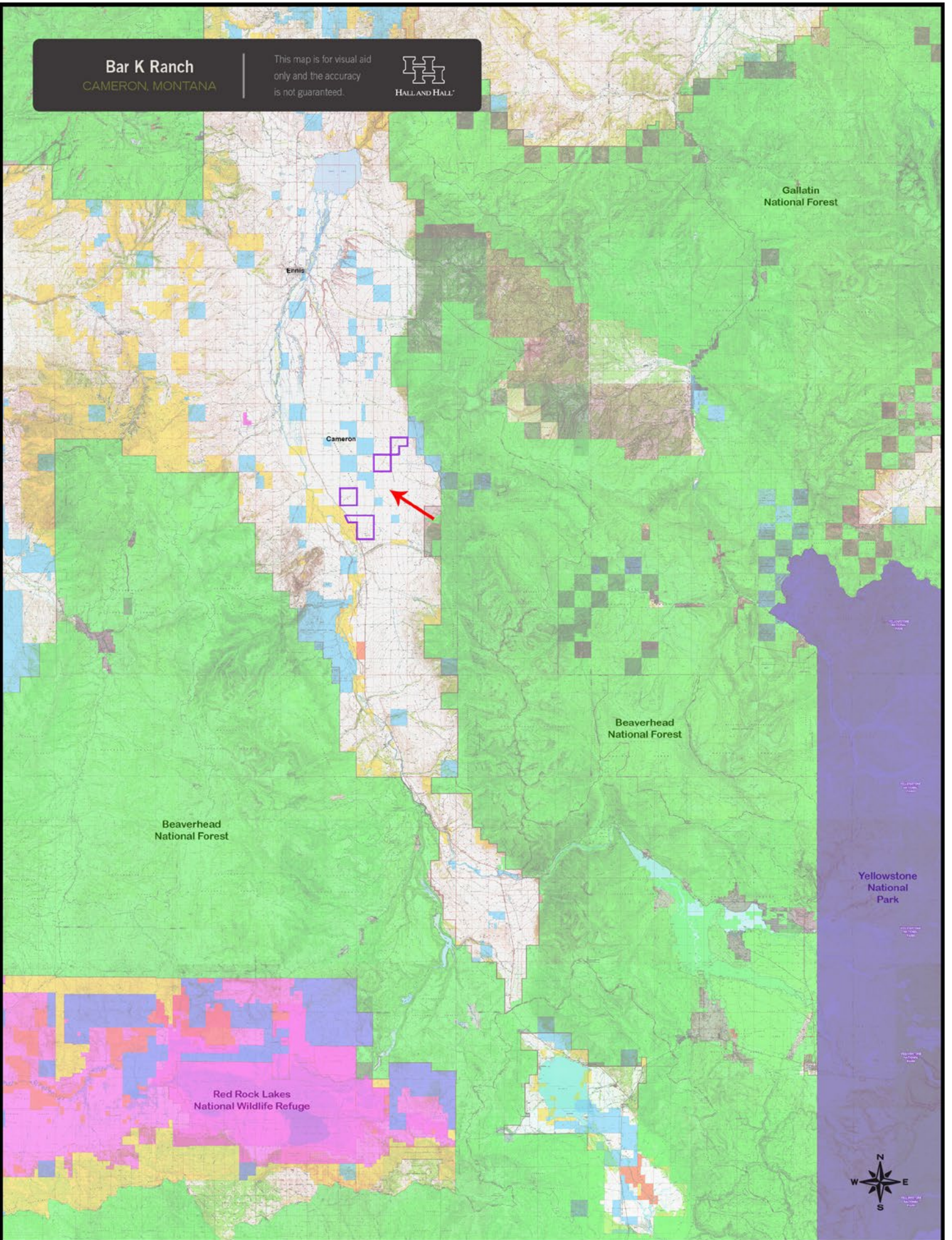


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Bar K Ranch
CAMERON, MONTANA

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Gallatin National Forest

Ennis

Cameron

Beaverhead National Forest

Beaverhead National Forest

Red Rock Lakes National Wildlife Refuge

Yellowstone National Park



Bar K Ranch
CAMERON, MONTANA

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