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Muddy Creek Sedan Pasture | Wilsall, Montana | \$3,500,000



Executive Summary

The 814± acre Muddy Creek Sedan Pasture is the summer grazing portion of the 2,217± acre Muddy Creek Ranch. The pasture unit has varied, mountain foothill terrain with fabulous building sites in a dramatically beautiful setting. The property lies on the west side of the Shields Valley between the communities of Wilsall and Sedan. The ease of access to the town of Livingston to the southeast and Bridger Bowl Ski Resort and Bozeman to the southwest makes this quiet, ranching community a highly coveted location. A grass-fed beef operation specializing in American Aberdeen cattle, Muddy Creek uses regenerative agricultural practices to produce nutrient-dense, grass-finished beef. The Muddy Creek Pasture has no structural improvements.



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Muddy Creek flows through the property for approximately one-third of a mile, and a well and developed spring provides additional livestock water. The Montana Land Reliance conservation easement permits one building envelope, and there is a 20-acre parcel that is unencumbered. The Muddy Creek Headquarters unit is also available, lying three and a half miles east of the pasture unit and totaling 1,404± acres. The headquarters includes extensive irrigation, well-developed livestock facilities, a residence, an entertainment barn, and one additional residential building envelope.





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Just The Facts

- 814± deeded acres
- The westerly pasture portion of Muddy Creek Ranch, totaling 2,217± acres
- Majestic mountain valley location approximately 41 miles from Livingston, 31 miles from Bozeman, and 16 miles from Bridger Bowl Resort, between the Sedan and Wilsall communities
- Dramatic, close-up views of the Bridger Range to the west and the Crazy Mountain Range to the east
- Varied mountain foothill terrain with approximately one-third mile of Muddy Creek
- Developed stock water to distribute grazing
- Excellent hunting for elk, mule deer, and Hungarian partridge
- Montana Land Reliance conservation easement allowing one residential building envelope plus an unencumbered 20-acre parcel

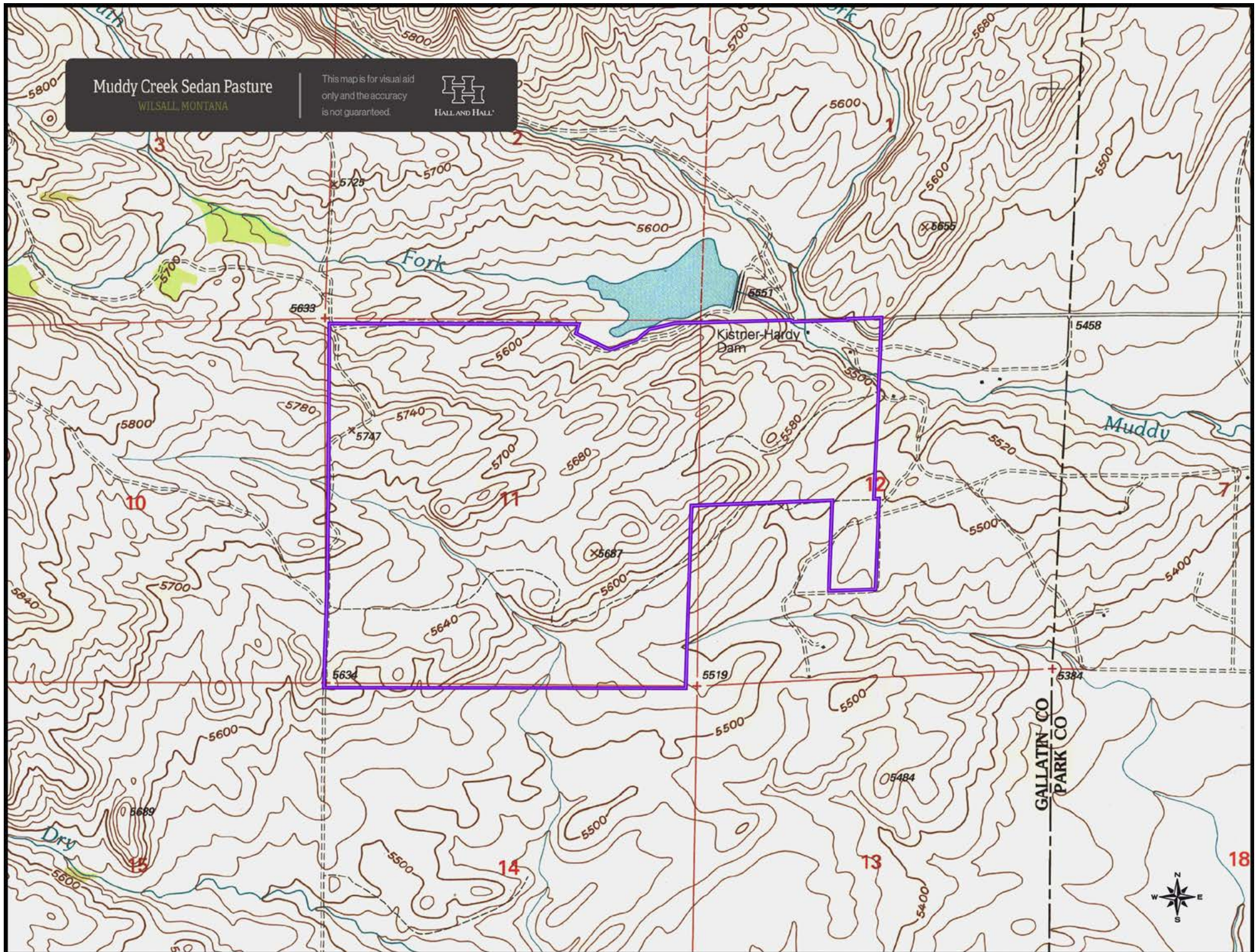


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WILSALL, MONTANA

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