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Muddy Creek Ranch | Wilsall, Montana | \$16,000,000



Executive Summary

The 2,217± acre Muddy Creek Ranch enjoys a dramatically beautiful setting 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.





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A primary feature of the ranch is its irrigation rights, with an abundance of early priority rights supplying five pivots covering 570± acres, plus additional flood irrigation. Additional water features include approximately two and a quarter miles of Muddy Creek and two ponds.



The Muddy Creek headquarters totals 1,404± total acres, including a 180± acre state lease. The headquarters has a ranch residence and entertainment barn, bull pen facilities, one additional residential building site, and full indoor and outdoor livestock working facilities.



The Sedan Pasture unit lies three and a half miles west of the headquarters and totals 814± deeded acres with no structural improvements, one building envelope within the eased acreage, plus a 20-acre unencumbered parcel. The ranch may be purchased in its entirety or as separate parcels.





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Just The Facts

- 2,217± total acres (2,037± deeded, 180± state lease)
- The 814± acre Sedan Pasture Unit and 1,404± acre Headquarters Unit are also offered separately, for \$3,500,000 and \$12,500,000 respectively.
- Majestic mountain valley location approximately 31 miles from Livingston, 40 miles from Bozeman, and 24 miles from Bridger Bowl Resort, between the Sedan and Wilsall communities
- Abundant irrigation rights supplying approximately 570 acres under five pivots, plus additional flood irrigation and two ponds
- Dramatic view sheds with the Bridger Range to the west and the Crazy Mountain Range to the east
- Traversed by approximately two and a quarter miles of Muddy Creek
- Well-equipped, indoor and outdoor livestock working facilities
- Excellent hunting for elk, mule deer, and Hungarian partridge
- Montana Land Reliance conservation easement over most of the acreage, with three building rights and an unencumbered 20-acre parcel

B ELFLAND | belfland@hallandhall.com

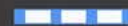
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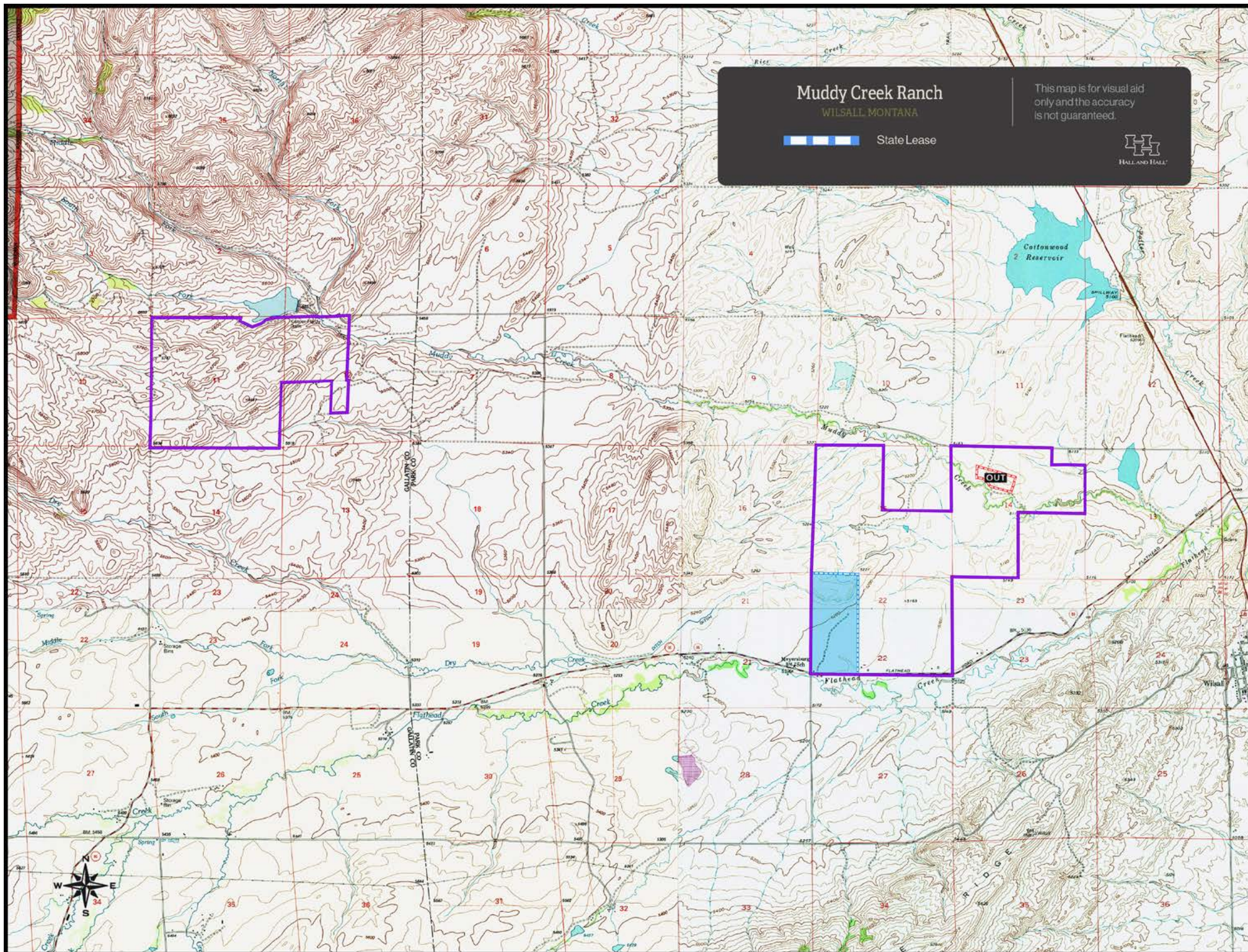
Muddy Creek Ranch

WILSALL, MONTANA



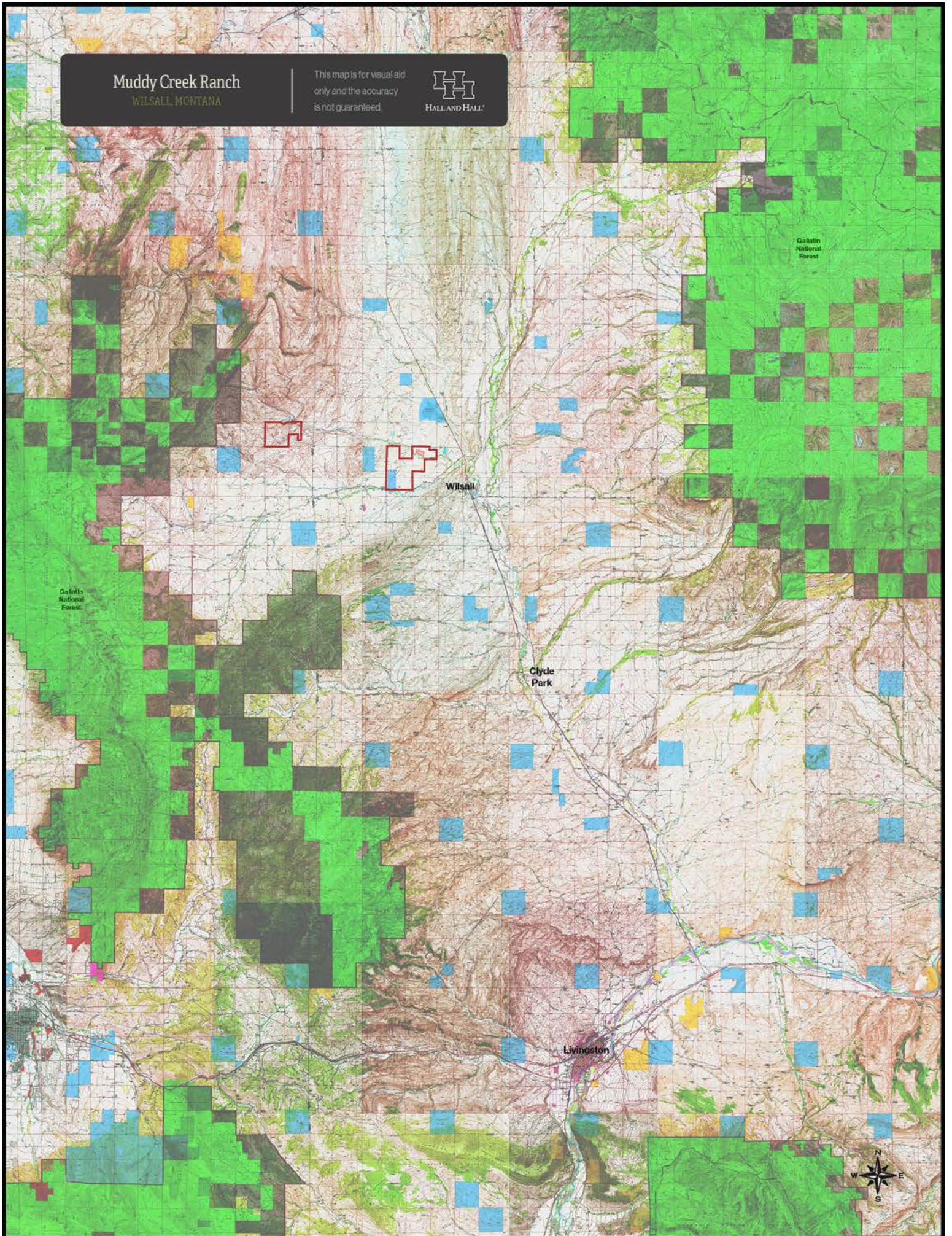
State Lease

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Muddy Creek Ranch
WILSALL, MONTANA

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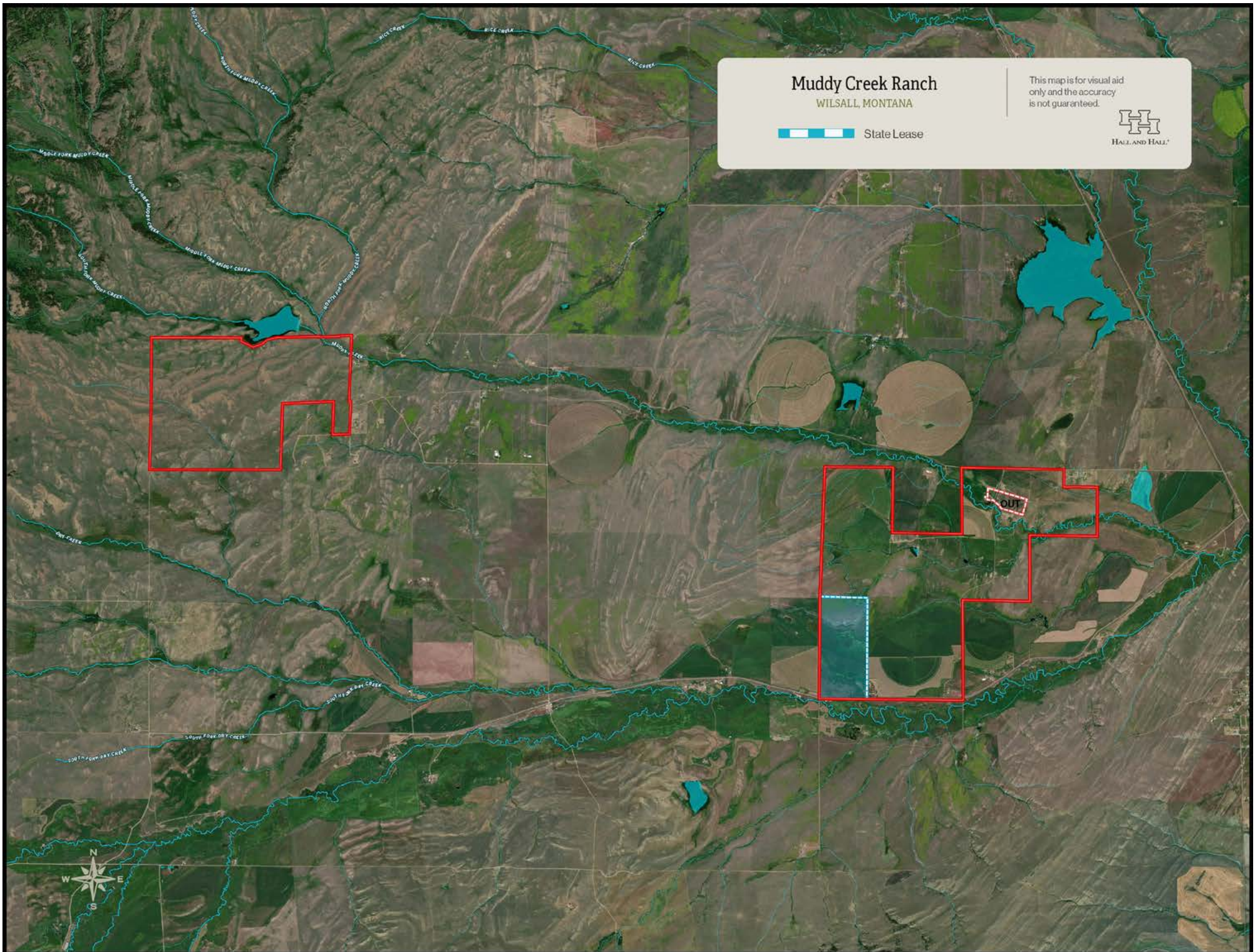


Muddy Creek Ranch

WILSALL, MONTANA

 State Lease

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WILSALL, MONTANA

ONE-STEP

☐ Conservation Easement

11

