

Cross M Ranch

1,463.00 Acres

Sweet Grass County, MT

\$5,250,000



Cross M Ranch

TOTAL ACRES:

1,463.00

PRICE:

\$5,250,000

COUNTY:

Sweet Grass County

CLOSEST TOWN:

Big Timber, MT

Activities & Amenities:

Borders Public Lands
Cattle/Ranch
Equestrian/Horse Property
Farm/Crops/Ag
Fishing
Hiking/Climbing
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Irrigation
Mineral Rights
Natural Spring
Outbuilding/Barn/Shed/Shop
Stream/River
Water Rights
Water Shares (different from water rights)
Water View
Waterfront
Wooded
State Hunting Unit: HD-525

Property Summary

Welcome to the enchanting expanse of the Cross M Ranch, a sprawling 1460± deeded acre cattle ranch and recreational oasis nestled in the heart of Central Montana's pristine grassland. Situated majestically amidst the rolling hills and picturesque coulees, this well maintained sanctuary offers unparalleled views of the iconic Absorokee Beartooth's, Crazy Mountains and the beauty of the Yellowstone River Valley.

Land

The Cross M Ranch consists of 1460 deeded acres, 40 acres of BLM lease, and 110 acres of private lease which is not guaranteed to transfer to new buyer. Stretching across rolling hills and winding coulees, this methodically maintained ranch embodies the essence of the Montana frontier, offering a sanctuary for both cattle and wildlife alike. As you traverse the undulating terrain, you'll be captivated by the timeless allure of Montana's open range. Established roadways provide easy access to new or favorite recreational spots. Cross M Ranch is a private outdoor sanctuary in Montana's four seasons.

Land Details:

Address: 126 Upper Deer Creek, Big Timber, Montana 59011, USA
Closest Town: Big Timber
Total Acres: 1,463.00
Deeded Acres: 1,463.00
Elevation: 4,100
Irrigated Acres: 65
Water Rights: Yes
Mineral Rights: Yes
Estimated Taxes: \$3,362 - 2024
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Finished Sq. Ft.: 2531
Bedrooms: 4
Full Bathrooms: 1
Half Bathrooms: 1
Basement: None
Other Improvements: Barns, Sheds, Corrals





Improvements

Cross M ranch is a well-balanced Central Montana Ranch, with modest improvements including an older barn, lean-to-shed, round pen for breaking horses, extensive corral system, calving facilities and with 60+/- acres of irrigated hay base. Pastures and rangeland are predominately native species of grass along with extensive areas of sage and juniper cover. With several water rights including irrigation and stock water rights, along with a huge reservoir the Cross M Ranch is well watered. This ranch is owner rated at 80 pairs with supplemental hay for the winter months.

Recreation

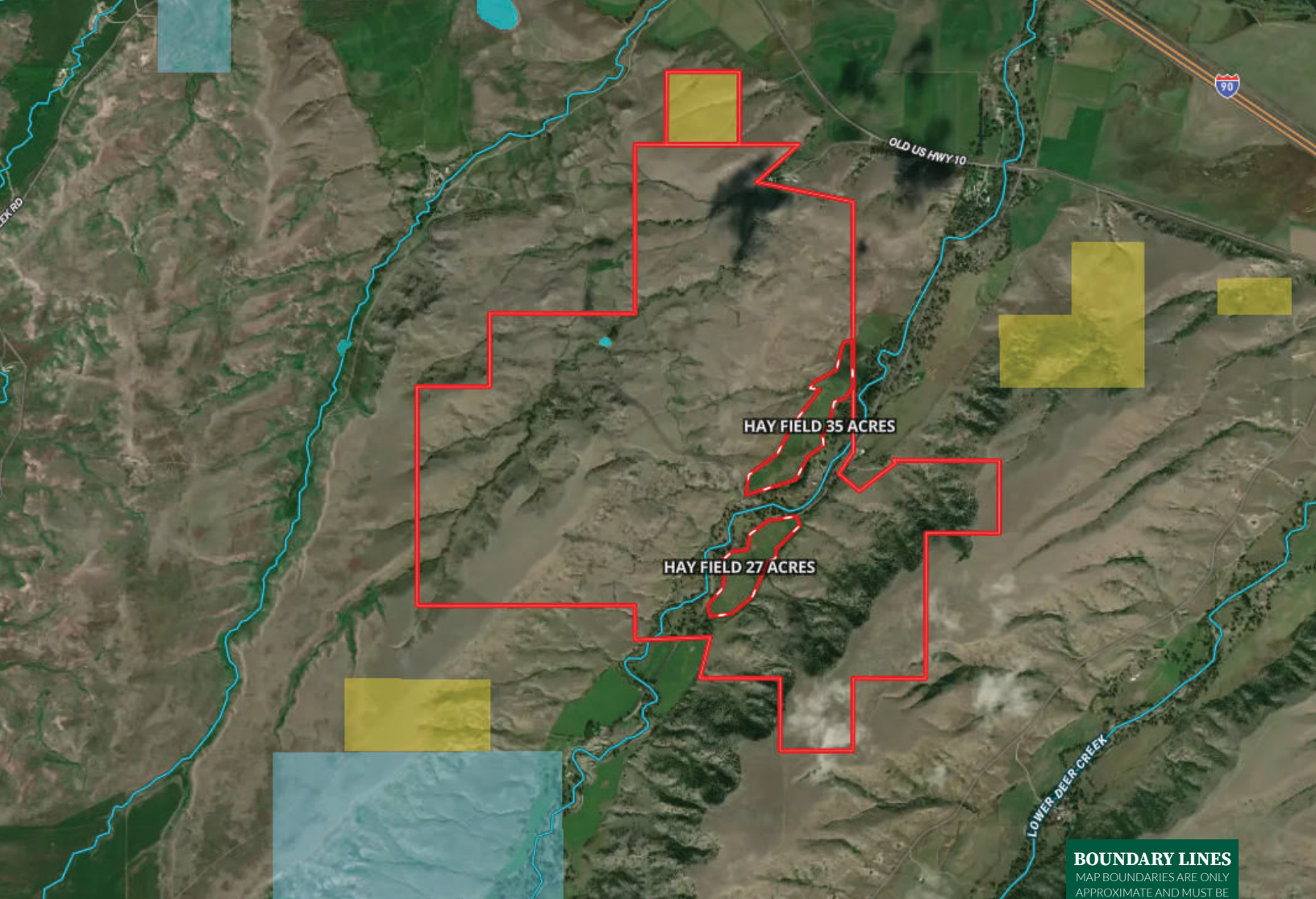
Abundant water resources, including lively ripples, cool pools, and waterfalls, encompass the ranch's 1.3± miles of Upper Deer Creek and support the diversity of wildlife. Depending on the time of year, the creek offers excellent fly-angling opportunities for brown and brook trout. The ranch is home to mule deer, whitetail, antelope, bear, turkey, Hungarian partridge, grouse and many other birds.

Location

Residing 10 miles from the property, the town of Big Timber, Montana, provides necessary amenities close but distant enough to maintain seclusion from outside activities. The nearest commercial airports are in Billings, Montana which is 80 miles and Bozeman International approximately 65 miles from Cross M Ranch.

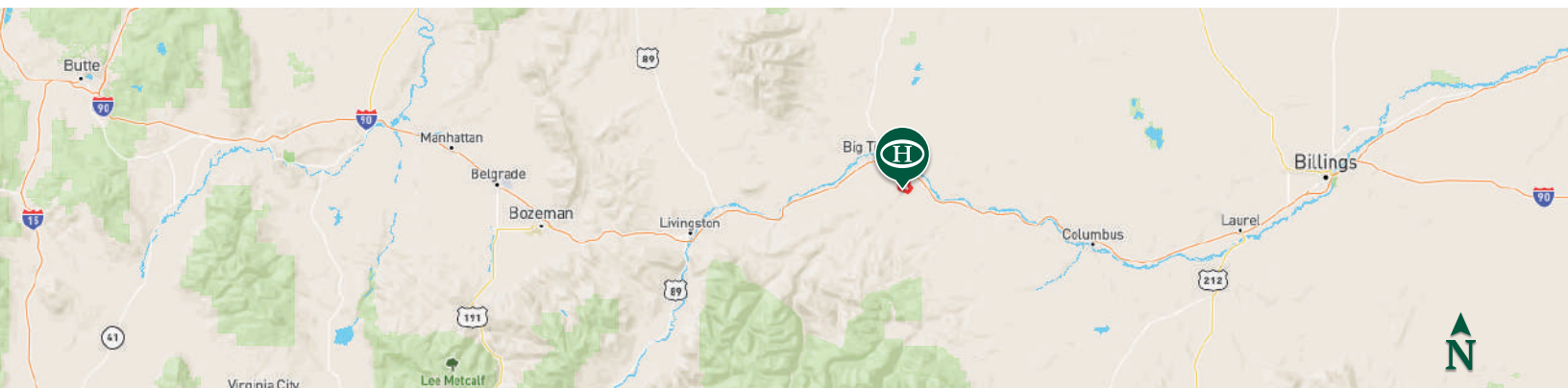
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 Boundary  BLM  State Land

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



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