

## CIRCLE 9 SPRING CREEK RANCH - SILVER STAR, MONTANA



### EXECUTIVE SUMMARY

Resting in the shadows of the rugged Tobacco Root and Highland Mountains in the historic and lush Jefferson River valley lies the Circle 9 Spring Creek Ranch. The Jefferson Valley is a peaceful and vibrant rural community that lies but a figurative stone's throw from the airports and social and cultural amenities of both Butte and Bozeman. It offers gorgeous scenery and miles of river and restored spring creek fishing, as well as productive pivot irrigated farmland. Wildlife includes extensive local and migratory waterfowl, excellent pheasant populations, and plenty of trophy whitetail deer providing spectator and hunter alike with hours of enjoyment. The well-balanced agricultural operation helps this outstanding recreational ranch sustain itself financially.



**OFFERED AT \$7,500,000**

### FACTS

- 15 minutes south of Whitehall and a 45 minute drive from commercial airports in Bozeman and Butte
- 714± deeded acres
- 2± miles of restored trophy spring creek fishery and .5± mile of spawning habitat
- .75± mile of Jefferson River frontage with a private boat launch
- Two trout ponds with fish caught and taped at over 27 inches
- Four pivots with a mix of barley hay and grass alfalfa
- Small, balanced cattle operation
- New barn, calving facilities, corrals with two shops, and additional older barn
- Refurbished two bedroom, one bath ranch house and new, handcrafted one bedroom, one bath cabin with loft
- Habitat has been enhanced for wildlife
- Excellent for whitetail deer and pheasant hunting
- Tremendous waterfowl hunting on both the spring creek and ponds



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