



HALL AND HALL®

Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT

LIPPERT GULCH RANCH - TOWNSEND, MONTANA



EXECUTIVE SUMMARY

Lippert Gulch Ranch is a 3,400± deeded acre multifaceted recreational mountain ranch. It has large populations of wildlife, especially elk and mule deer, with over-the-counter hunting tags available. Hungarian partridge and sharp-tailed grouse are also abundant. The terrain is easy to ride, walk or drive. A large modern home and guest/bunkhouse are ready to use. Income from a purebred Hereford cattle ranching operation displaces owner expenses. The previous use was for a reined cow horse breeding operation. Management is in place, should the new owner choose to keep it. Townsend, with its restaurants and services, is eight miles by paved highway. The city of Bozeman, with the state's largest airport, is under a one-hour drive. Yellowstone National Park is 140 miles. The 26-mile-long Canyon Ferry reservoir is within 10 miles, with fishing and water skiing. Downhill snow skiing at the state's largest resort is a 90-minute drive. Cross-country skiing and snowmobiling start within five miles, in the national forest. Views of Montana's Big Sky and mountain ranges surround.



OFFERED AT \$5,950,000

FACTS

- 3,400± deeded acres
- 8 miles east of Townsend
- Helena is about a 45-minute drive
- Bozeman an hour's drive south
- Elk and mule deer
- Hungarian partridge and sharp-tailed grouse
- 7,200± sq. ft. modern home and guest/bunkhouse
- Income displaces owner expenses
- Yellowstone National Park is 140 miles from the ranch
- 26-mile-long Canyon Ferry Reservoir is within 10 miles
- Downhill snow skiing at the state's largest resort is a 90-minute drive
- Cross-country skiing and snowmobiling start within 5 miles

CONTACT RYAN FLAIR

HALL AND HALL

406-587-3090 (OFFICE)

406-581-7207 (MOBILE)

EMAIL: rflair@hallandhall.com

This information is subject to errors, omissions, prior sale, change, withdrawal and approval of purchase by owner. All information from sources deemed reliable but it is not guaranteed by Hall and Hall. A partner at Hall and Hall is the agent of the Seller. A full disclosure of our agency relationships is included in the property brochure available at www.hallandhall.com or by contacting the Listing Broker.