

## SMITH RIVER RANCH - WHITE SULPHUR SPRINGS, MONTANA



### EXECUTIVE SUMMARY

Located just 15 minutes northwest of White Sulphur Springs lies an exceptional angling retreat that includes over a half mile of private fishing on the famous Smith River. This 227± acre property offers stunning views of the river. To the east and west are views of the Big and Little Belt Mountains and to the south the Castle Mountain Range. A well-appointed timber frame home compliments the Smith River Ranch with an open floor plan, vaulted ceilings, and large windows. The main living area overlooks the river and meadows. The house includes a quartz entry, solid oak wood flooring, granite counters, and tile bathrooms. An expansive deck offers a great outdoor entertaining space overlooking the river. Only an hour and a half drive from Bozeman, the Smith River Ranch offers a new owner the rare opportunity to own a private retreat in a tightly held and much sought after part of Montana.



**OFFERED AT \$1,275,000**



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### FACTS

- 1.5 hours from Bozeman and 15 minutes from White Sulphur Springs
- 227± acres with 37± acres being classified as tillable irrigated ground, 189± acres grazing land, and a 1 acre homestead
- Over a half mile of private trout fishing on the Smith River
- A well-appointed timber frame home with an open floor plan
- Wildlife includes waterfowl populations, whitetail and mule deer, Hungarian partridge, antelope, sandhill cranes, and waterfowl
- Surrounded by large and traditional ranching neighbors
- Diverse recreational amenities
- Beautiful views of 3 mountain ranges and the river

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