

THREE BUTTES RANCH

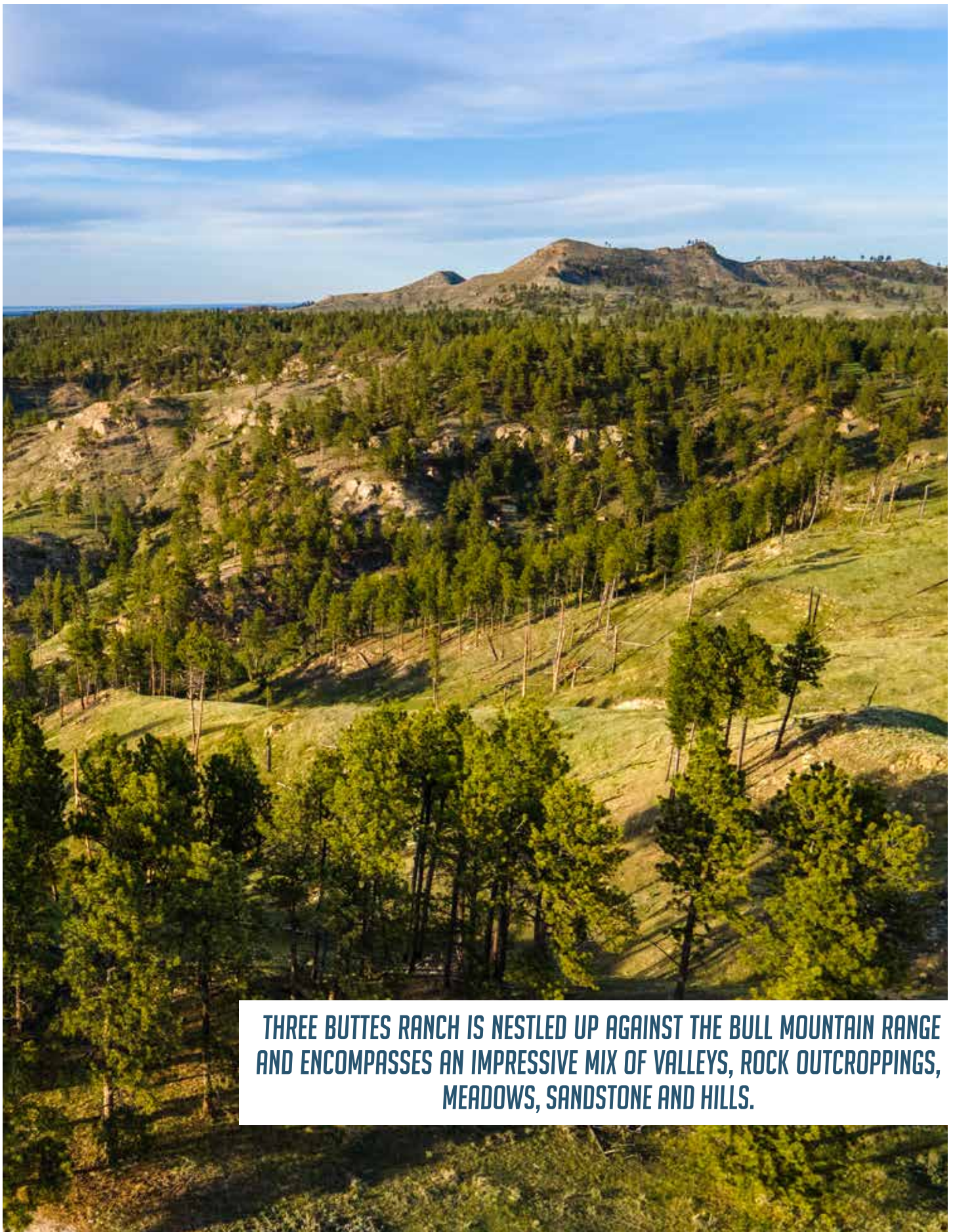
— 16,331± ACRES | ROUNDUP, MT —

An aerial photograph of a vast, rugged landscape at sunset or sunrise. The terrain is characterized by rolling hills and deep, winding valleys. The hills are covered in a mix of green grass and dense evergreen forests. The valleys are filled with more trees and some open fields. The lighting is warm, with long shadows and a golden glow across the entire scene. In the distance, more hills and a flat horizon are visible under a soft, hazy sky.

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THREE BUTTES RANCH IS NESTLED UP AGAINST THE BULL MOUNTAIN RANGE AND ENCOMPASSES AN IMPRESSIVE MIX OF VALLEYS, ROCK OUTCROPPINGS, MEADOWS, SANDSTONE AND HILLS.



PROPERTY HIGHLIGHTS

- Located in Central Montana
- 10,487 Deeded acres
- 1,280 acre State Lease
- 4,484 acre Private Lease
- 2 Bed/2.5 bath house with barn
- One of the top trophy bull Elk units in the country
- The area regularly produces 380 inch bulls
- Hunting for Mule Deer, Antelope, Mtn. Lion and Turkey
- Water and feed sources cover the property
- Close to Roundup, MT (municipal airport)



2022-09-14 4:13:40 AM M 3/3

57°F

2022 ARCHERY BULL [390"+]



WHETHER YOU ARE A DIE-HARD BOWHUNTER, A TRADITIONAL MUZZLELOADER ENTHUSIAST, OR A LONG-RANGE RIFLE HUNTER, THREE BUTTES RANCH PROVIDES IDEAL TERRAIN AND CONDITIONS FOR ALL HUNTING METHODS!



THREE BUTTES RANCH

16,331± ACRES | ROUNDUP, MONTANA

Three Buttes Ranch rests in the heart of Central Montana, and has a combined total of 16,331 ±/- acres. The property is nestled up against the Bull Mountain range and encompasses a impressive mix of valleys, rock outcroppings, meadows, sandstone, and hills. The reliable water sources are also abundant; including springs, drainages, wells, and over two miles of Fattig Creek. The landscape includes dense timber ridges and rich vegetation in combination with the water sources, which helps make this area one of the top trophy Elk hunting ranches in the entire state! Unit 590 (where Three Buttes Ranch is located) regularly produces bulls in excess of 380 inches B&C. Add in the wide variety of other hunting, recreational, and agricultural opportunities, and you have one of the most desirable ranch properties on the market today.

HIGHLIGHTS

- 10,487 Deeded Acres
- Mix of Ponderosa Pines and open meadows
- 2 miles of the Fattig Creek, and other water sources
- Water holding tanks, stock tanks and wells
- One of the top trophy bull Elk areas in the country
- Hunting for Mule Deer, Antelope, Mtn. Lion and Turkey
- House with barn, shed and several out buildings.
- Accessible year round with a well developed road system

QUICK FACTS

HUNTING

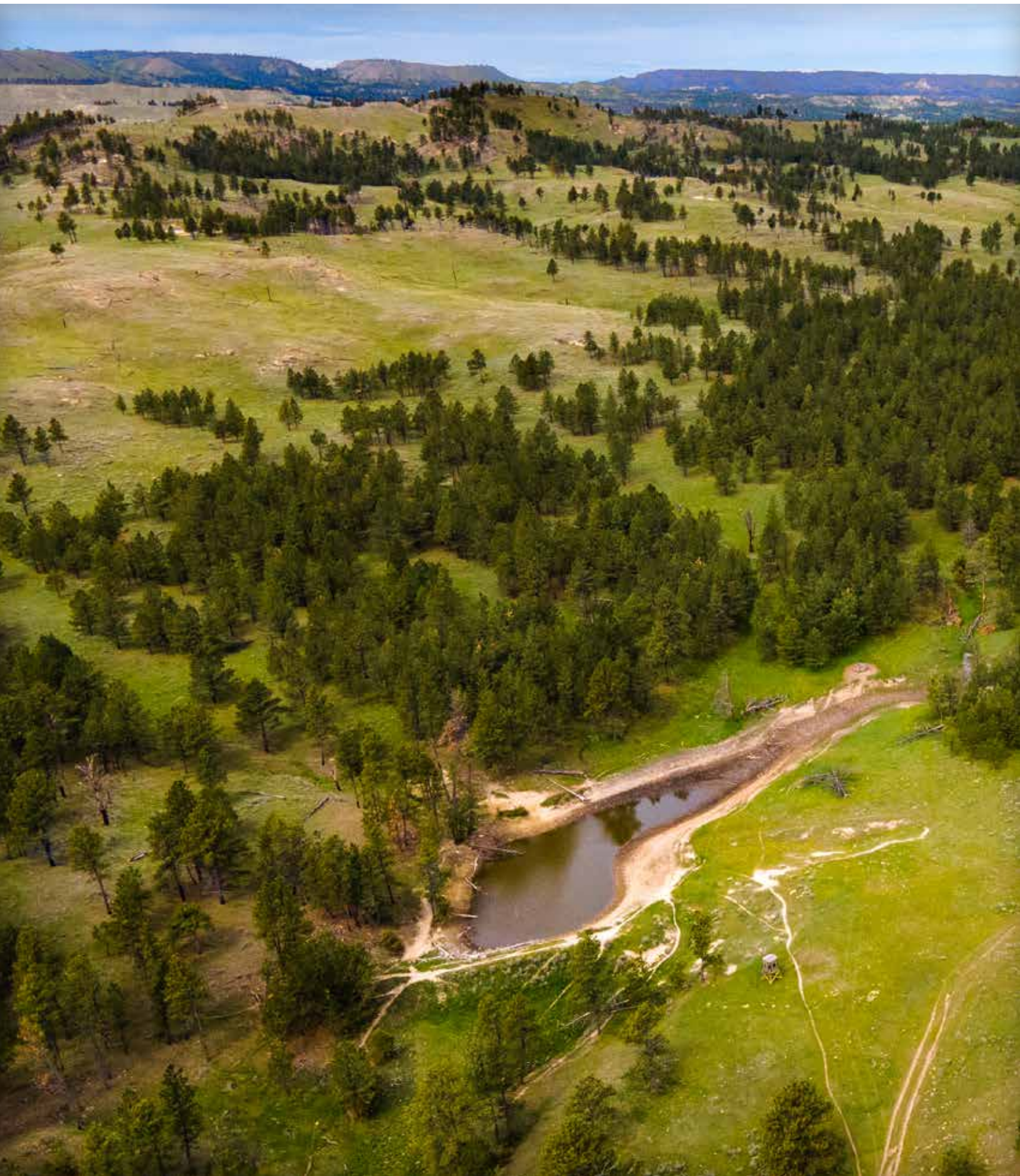
- Unit 590
- Area produces 380" bulls regularly
- Draws in herds of Elk during the rut
- Suited for both archery and rifle
- Mule Deer and Antelope
- Lots of small game

LAND

- Mix of timber and open meadows
- Water sources cover the property
- Immense amount of wildlife feed
- Well maintained roads
- Year-round access
- Plenty of habitat improvement options

ROUNDUP, MONTANA

- Only 30 minutes away
- Restaurants, groceries, shopping, supplies, hotels
- Hospital
- Municipal Airport
- Billings Int. Airport (50 min. away)







2022-10-02 9:40:35 AM M 1/2

46°F



 **STEALTH CAM**

07:36 PM 09/03/22 93F

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2022-08-31 2:13:41 AM M 3/3



2022-09-01 8:41:39 AM M 2/2

75°F

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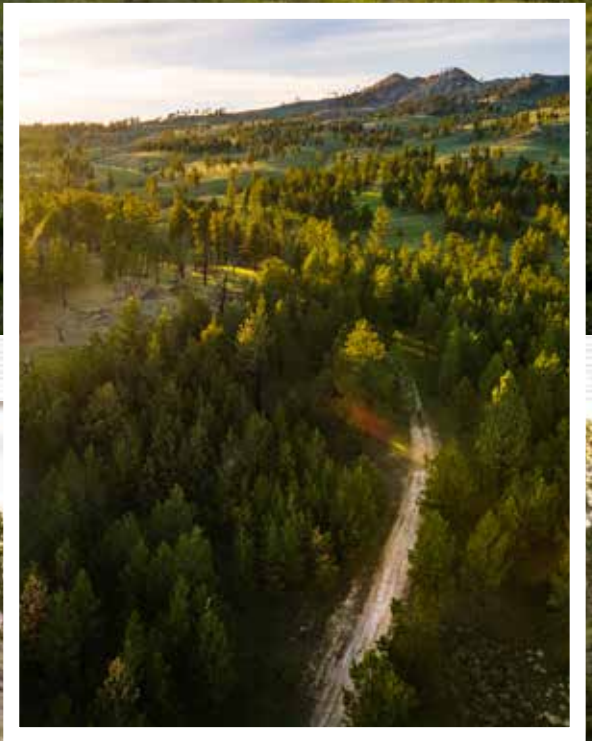
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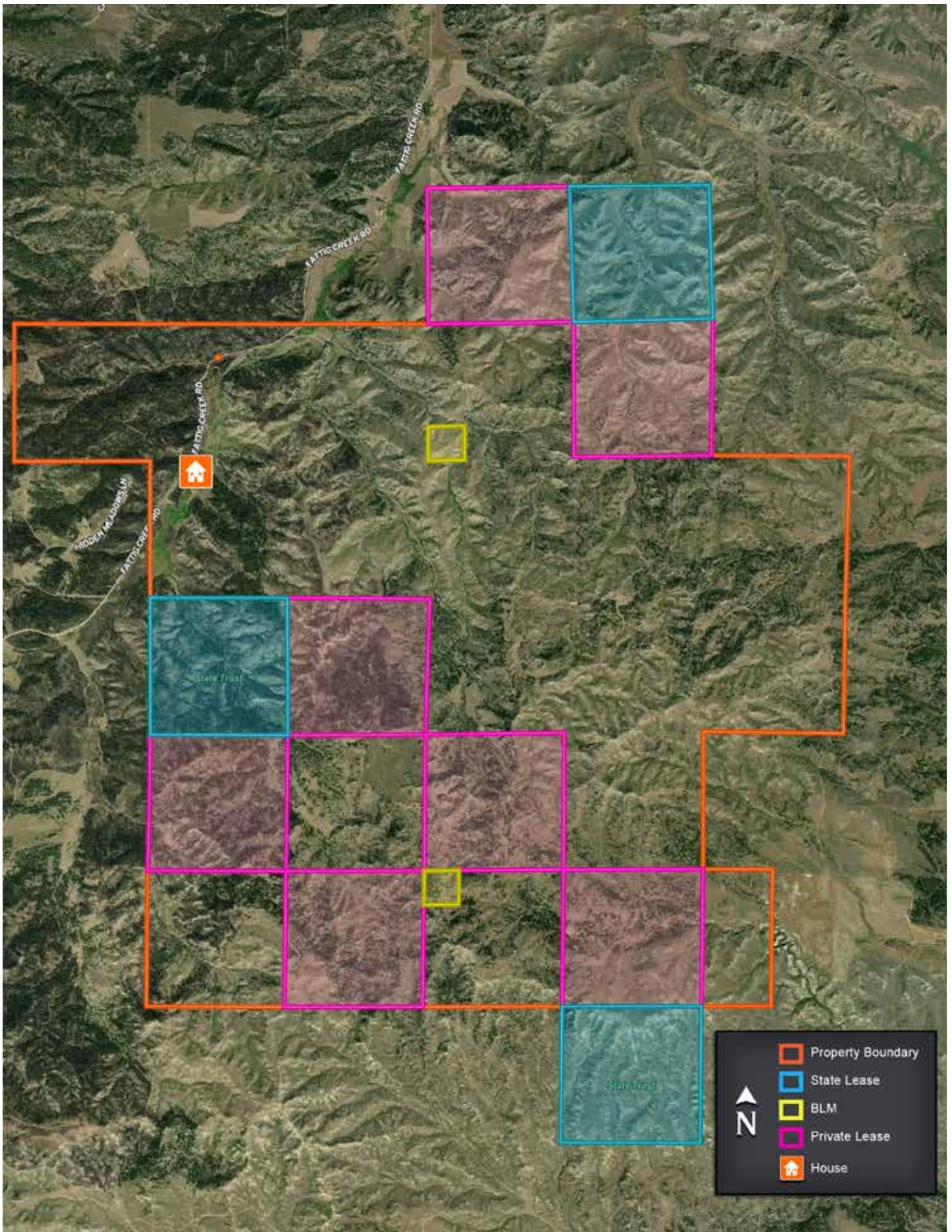
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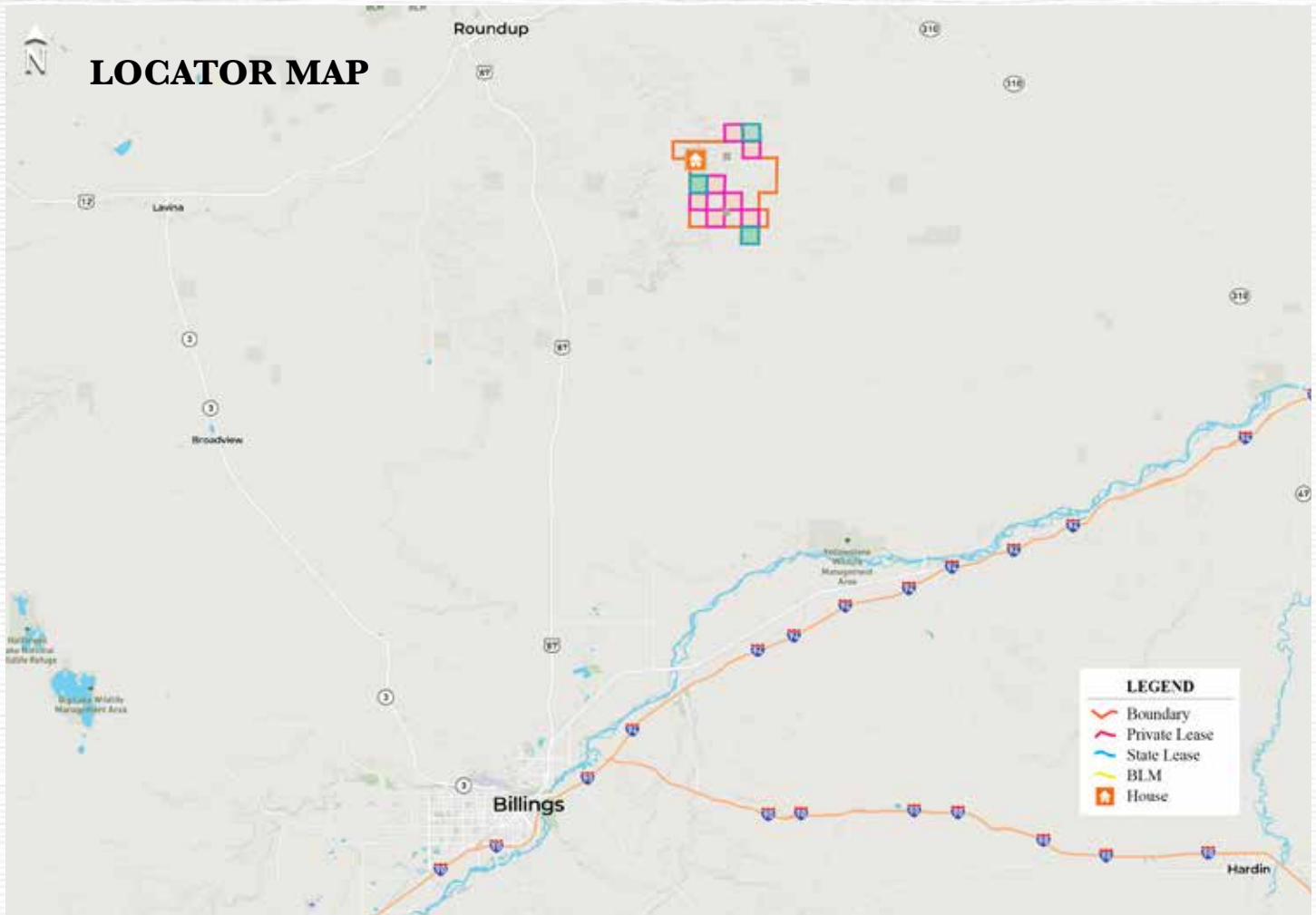
WATER WELL WITH STOCK TANK











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