

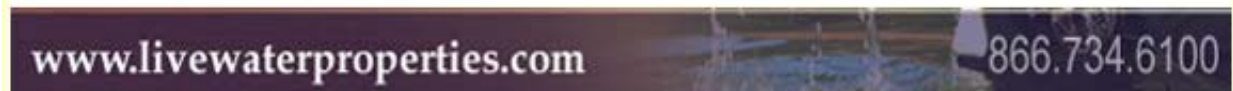


McCoy Spring Creek Ranch - Dillon, Montana

In the heart of Southwestern Montana near Dillon, the 1209-acre McCoy Spring Creek Ranch contains approximately 3 miles of exceptional trout streams along with several spring-fed lakes. Widely recognized as one of the finest spring creeks in the West for the purist fly fishing angler www.mccoyspringcreeks.com, this property also boasts abundant water rights irrigating 6 pivot fields planted in small grains, corn and alfalfa. With the carefully managed cover habitat, the Hungarian Partridge and Pheasant thrive. Several duck and deer blinds are carefully positioned across the ranch, providing world-class Whitetail deer, duck and goose hunting. The headquarters area sits on a bluff overlooking the spring creeks and the entire Beaverhead Valley with unimpeded views of the Ruby, Tobacco Root and Pioneer mountain ranges. The structures include a well appointed main home, two smaller guest homes and operational buildings and corrals for grain and cattle operations. This is a trophy sporting ranch with positive cash flow and room to add value through further enhancement opportunities. This is a co-listing with Fay Ranches.



Offering Price is \$10,500,000



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