

BIG SPRING LEGACY RANCH

LEWISTOWN, MONTANA





QUICK FACTS

- 793 total deeded acres northwest of Lewistown.
- 1.4 miles of meandering stream frontage, owning both sides of Big Spring Creek.
- Unimproved canvas with zero structural impairments, offering a blank slate.
- No conservation easements on the property.
- Spring Fed, Blue Ribbon Trout Fishery
- Diverse big game habitat harboring Whitetail Deer, Mule Deer, Elk, Bear, and Turkey.
- Upland bird hunting for Ring-necked Pheasants, Sharp-tailed Grouse, and Hungarian Partridge.
- Productive agricultural asset with 158 acres of dry land and Irrigable land along with cross fenced pasture.
- Conveniently located 10 miles from town and a 15 minute drive from the local jet airstrip.



HISTORY OF STEWARDSHIP

The Big Spring Creek Ranch stands as a foundational piece of Central Montana's agricultural heritage, having been carefully owned and operated by the same family for over 80+ years. Located just 10 miles northwest of Lewistown, this extremely private acreage combines a highly productive agricultural baseline with exceptional wildlife assets, ranging from a blue-ribbon trout fishery to elite upland and big game hunting.



RANCH SIZE AND OPERATION

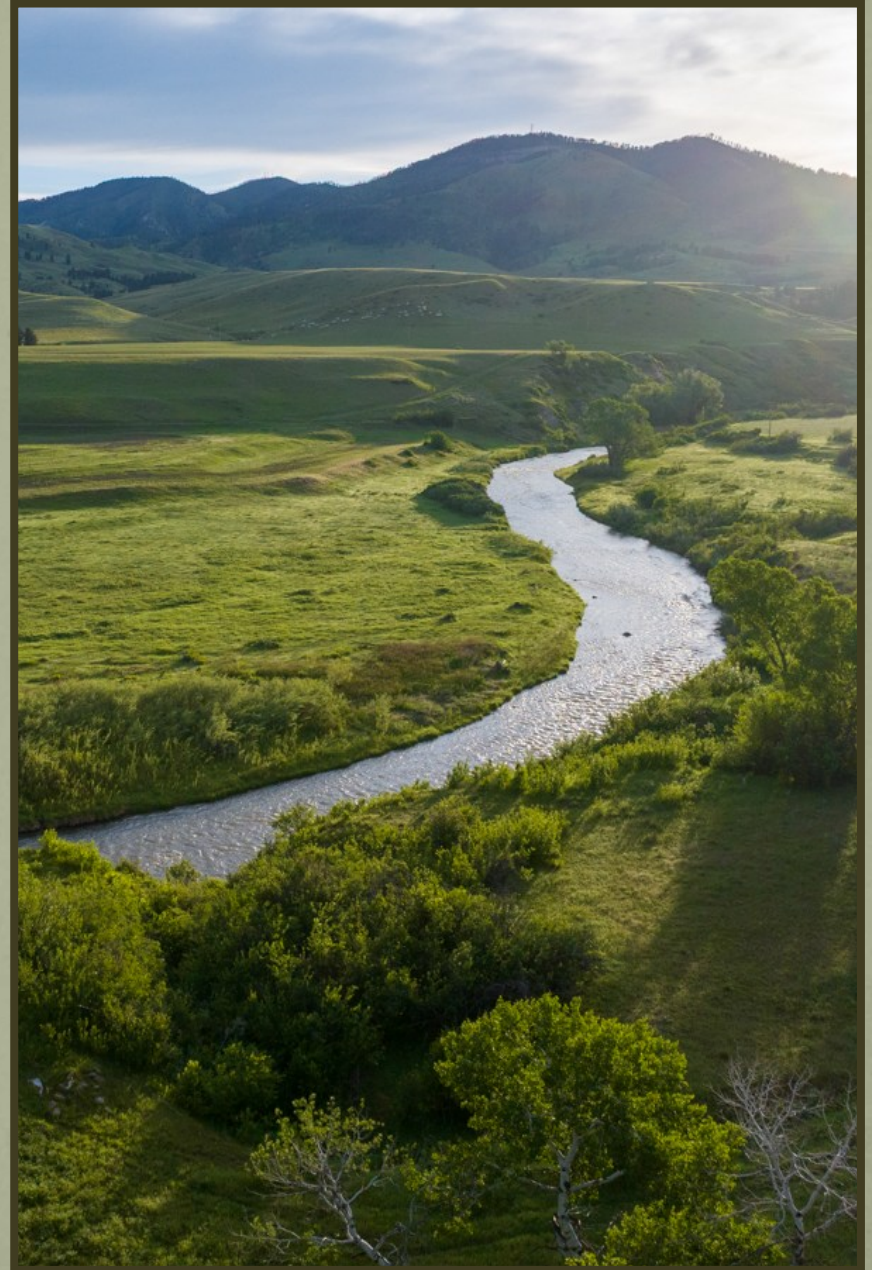
Encompassing 793 contiguous deeded acres, the ranch features a diverse topography that perfectly blends active agricultural production with heavy wildlife holding cover. The landscape moves seamlessly through productive irrigable cropland bottoms, native range pastures, brushy coulees, and blocks of scattered timber. The acreage is exceptionally well utilized for livestock grazing alongside consistent grain and hay production. Situated in a reliable 17-inch precipitation zone with an average 105-day growing season and approximately 60 inches of winter snowfall, the ranch offers a dependable, self-contained operational foundation. The current cropland breakdown includes 150 acres seeded to millet and 8 acres in sainfoin.



THE FISHERY AT BIG SPRING CREEK RANCH

The crown jewel of the ranch's recreational footprint is its 1.4 miles of pristine stream on Big Spring Creek, where the owner holds the rare advantage of owning both sides of the stream bed. Backed by a 2022 Montana Fish, Wildlife & Parks biological electro-fishing survey conducted right on this stretch, the water has matured from its historic, hatchery-influenced roots into a highly resilient, premier wild trout stronghold.

Fueled by a massive, temperature stable artesian spring source, this section of the creek has naturally transitioned into an exceptional wild Brown Trout fishery, with Browns outnumbering Rainbows nearly 4 to 1 in recent counts. The data highlights a beautifully balanced, self-sustaining ecosystem with an abundance of multiple age classes including wild Brown Trout stretching up to 19.1 inches and Rainbows up to 18 inches. Additionally, the strong presence of robust, 14 inch Mountain Whitefish confirms that the water on the ranch remains remarkably cold, clean, and highly oxygenated, offering a sophisticated angling experience focused on true wild fish.





VERIFIED SPORT FISHERY DATA

The individual catch records from the state's biological sampling run on the property reveal a remarkably high concentration of mature, fish holding within the ranch's 1.4 miles of meandering stream. Nearly 40% of the wild Brown Trout sampled on this stretch measured 14 inches or longer, with nearly a quarter of the population consisting of heavy, apex fish spanning 16 to over 19 inches. This dense gathering of large adults supported by a perfect multi generational population curve of younger fish explicitly proves that the deep pools and undercut banks on the ranch provide a premier, nutrient rich habitat capable of sustaining true wild trophies.





UNRIVALED STREAM PRIVACY



The 1.4 miles of Big Spring Creek flowing through the ranch offers a level of angling seclusion that is virtually non-existent on Montana's more famous, high traffic rivers. Because the property's upstream boundary sits 1.6 miles from the nearest public bridge, and with zero intermediate public access points, the stretch is naturally insulated from wading anglers and recreational foot traffic.

Furthermore, the sheer scale of the river corridor creates a significant barrier to casual floaters; anyone entering the water above the property faces a demanding 17 mile journey to reach the next viable take out point. In a region where quality fishing often draws crowds, this ranch remains a private sanctuary, providing the rare luxury of a world class, trophy producing fishery reserved exclusively for the landowner and their guests.

WATER RIGHTS AND CURRENT OPERATIONS

The property holds nine distinct water rights consisting of three irrigation rights and six year-round stock rights. Water sources include Big Spring Creek, Spring Coulee Creek, and multiple natural springs, featuring senior priority dates that stretch back as far as July 16, 1893.

The three irrigation rights cover an estimated 174 plus acres. Under recent operations, approximately 70 acres in the past have been irrigated, while the remaining 104 acres of irrigation ground are utilized for dryland farming and hay production. All major historic objections and legal issues regarding these irrigation rights have been resolved with the Montana Water Court. Currently held in "Post-Decree" status, these rights are expected to be finalized without material issues or changes, and all water assets will transfer directly to the buyer at closing.



PRIVATE LAND BIG GAME HUNTING

Situated on the southwestern portion of the South Moccasin Mountains, the ranch features scattered timber that provides perfect bedding cover and secure travel corridors for big game transitioning between the steep mountain ridges above and the agricultural feeding grounds below.

For elk, the ranch acts as a natural sanctuary; when hunting pressure hits neighboring land during the season, game animals reliably drop down into this private timbered pocket, offering excellent hunting alongside ample opportunity for late season antlerless management. Mule deer frequently use the property's timbered edges and open glassing knobs, while white tailed deer thrive in the lower brushy draws and rich creek bottoms. Because the property does not touch public land, it guarantees an exclusive, undisturbed hunting environment where game animals can be patterned reliably throughout the archery and general seasons.





WORLD CLASS UPLAND BIRD WING SHOOTING

Central Montana is widely considered a legendary mecca for upland bird hunting, and the southwestern apron of the South Moccasin Mountains places this ranch directly in the sweet spot of that wing shooting paradise. Benefiting from exceptionally mild recent winters and ideal spring nesting conditions across the region, local adult bird survival and brood success have kept upland populations strong and healthy. The property's specific terrain acts as a diverse habitat mosaic that perfectly fulfills the unique cover requirements for three premier upland species:

- **Ring necked Pheasants:** Thriving in the lower, thicker coulees and brushy draws flanking the mountain foothills, pheasants utilize the ranch's dense cattail-choked bottoms, tall native grasses, and woody cover like buffalo berry, chokecherry and willows for crucial winter shelter. The proximity of the scattered timber and edge habitat provides excellent security, while nearby agricultural food sources keep populations concentrated and stable.
- **Sharp tailed Grouse:** As native prairie birds, sharp tails rule the transitional zones. They inhabit the property's open, rolling bunchgrass ridges, native mixed grass prairie, and the brushy snowberry coulees nestled into the landscape. They use the scattered timber edges for afternoon shade and wind protection, relying on the wide-open benches to gather and forage.
- **Hungarian Partridge (Huns):** Favoring the arid, gritty transition lines where open grassland meets agricultural field edges, Huns find everything they need on the ranch's apron. They actively seek out the sparse brush cover, rocky wheatgrass knobs, and crop margins, running in tight, explosive coveys across the benches and bare ground.

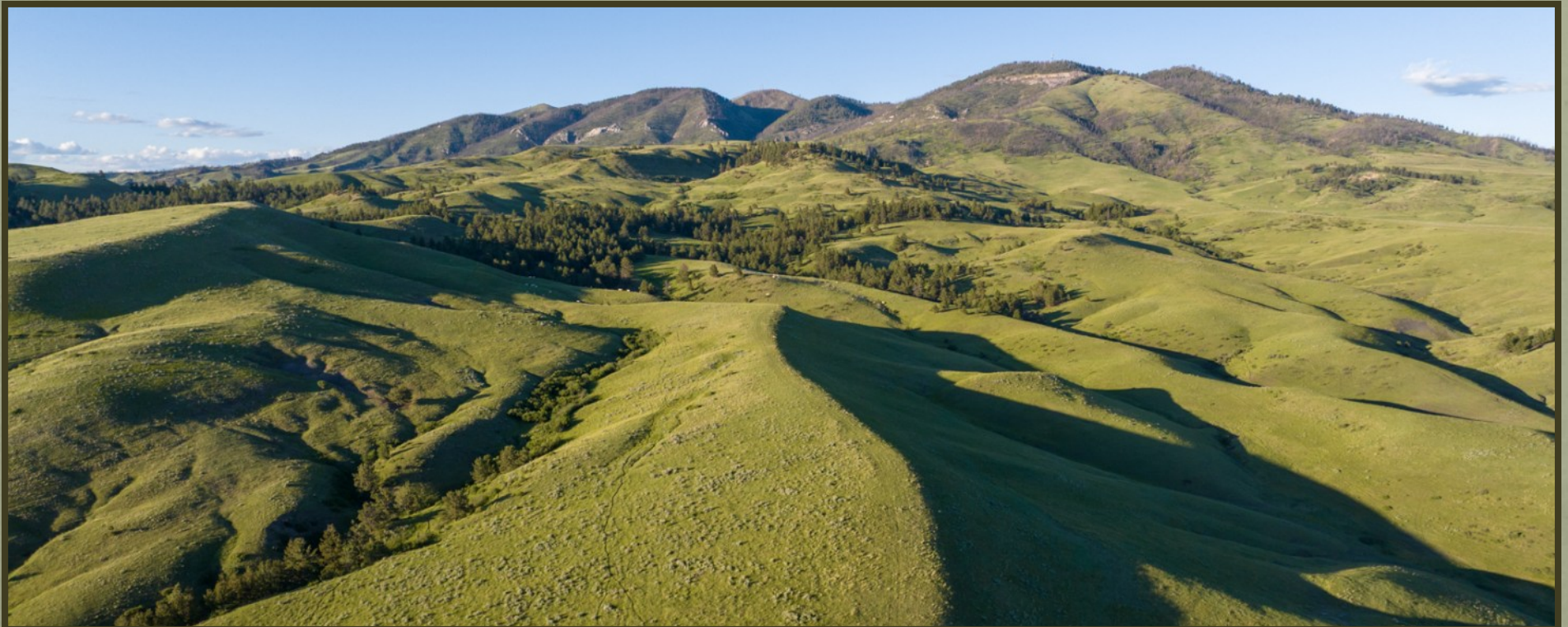
Complementing this incredible upland trifecta is a robust resident population of Merriam's wild turkeys. They use the property's scattered timber as highly secure, textbook roosting sites, dropping down into the open grassy clearings and brushy creek channels to strut and forage. This seamless blend of agricultural edge, native prairie bunchgrass, and protective mountain brush makes the property a self-contained upland haven, offering world class multi species wing shooting right out the back door.





PROPERTY SUMMARY

The Big Spring Legacy Ranch represents a rare opportunity to acquire a contiguous 793 acre property that has been tightly held by the same family for over 80+ years. Located just 10 miles northwest of Lewistown, this unimproved canvas offers absolute freedom alongside a highly productive agricultural baseline featuring 150 acres of millet and 8 acres of sainfoin. The defining feature of the ranch is its 1.4 miles of exclusive, double sided stream frontage on Big Spring Creek. Naturally insulated from public pressure by its unique geographic boundaries, this pristine stretch functions as a private, trout sanctuary. Combining secure, senior 1893 water rights with premier private hunting for trophy big game and three major upland bird species, the ranch stands as one of Central Montana's finest multi dimensional legacy assets.







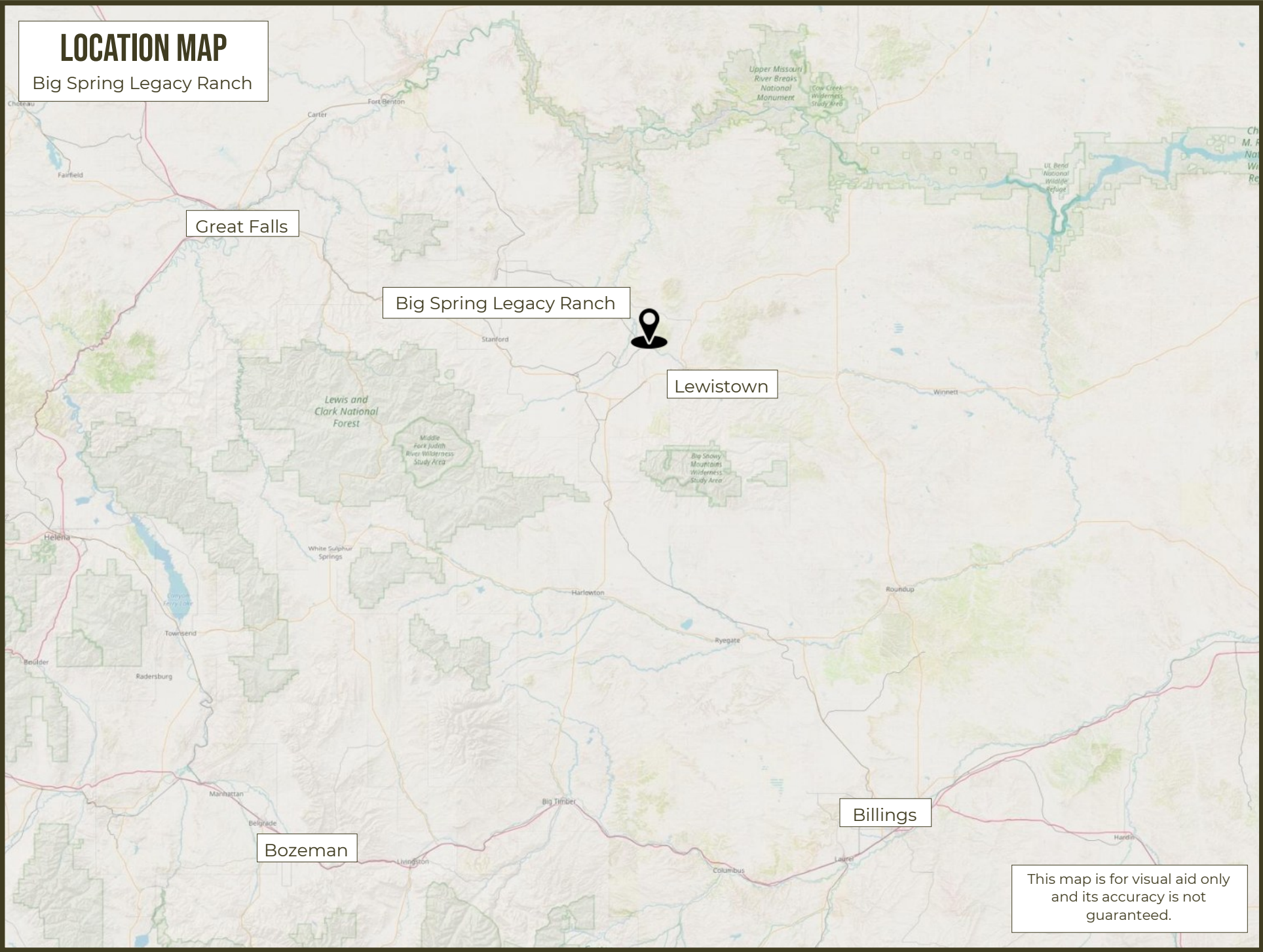
PRICE \$7,918,980

NOTICE: Phillips Realty has been authorized by the Seller to be their Exclusive Real Estate Agent. The information provided by Phillips Realty for the offering is subject to errors, omissions, prior sale, change or withdrawal from the market without notice, and approval of purchase by Seller. Information regarding land classifications, potential profits, acreages, crop yields, building sizing, carrying capacity, potential profits, etc. are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy Phillips Realty and Seller cannot guarantee. Prospective buyers are advised to research the facts according to their own satisfaction and own independent investigation and be aware that the photographs may have been digitally enhanced.



LOCATION MAP

Big Spring Legacy Ranch



Great Falls

Big Spring Legacy Ranch

Lewistown

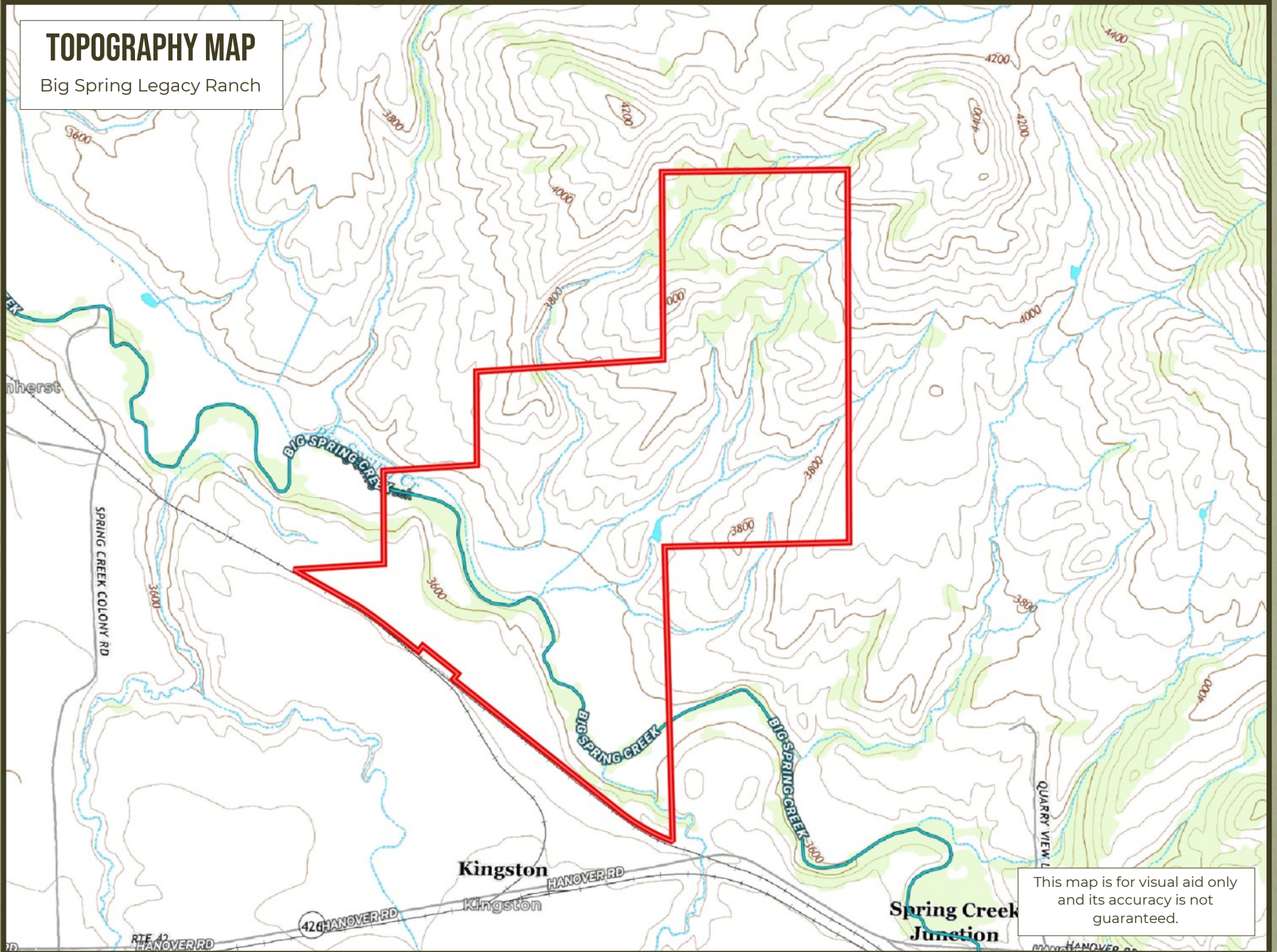
Bozeman

Billings

This map is for visual aid only
and its accuracy is not
guaranteed.

TOPOGRAPHY MAP

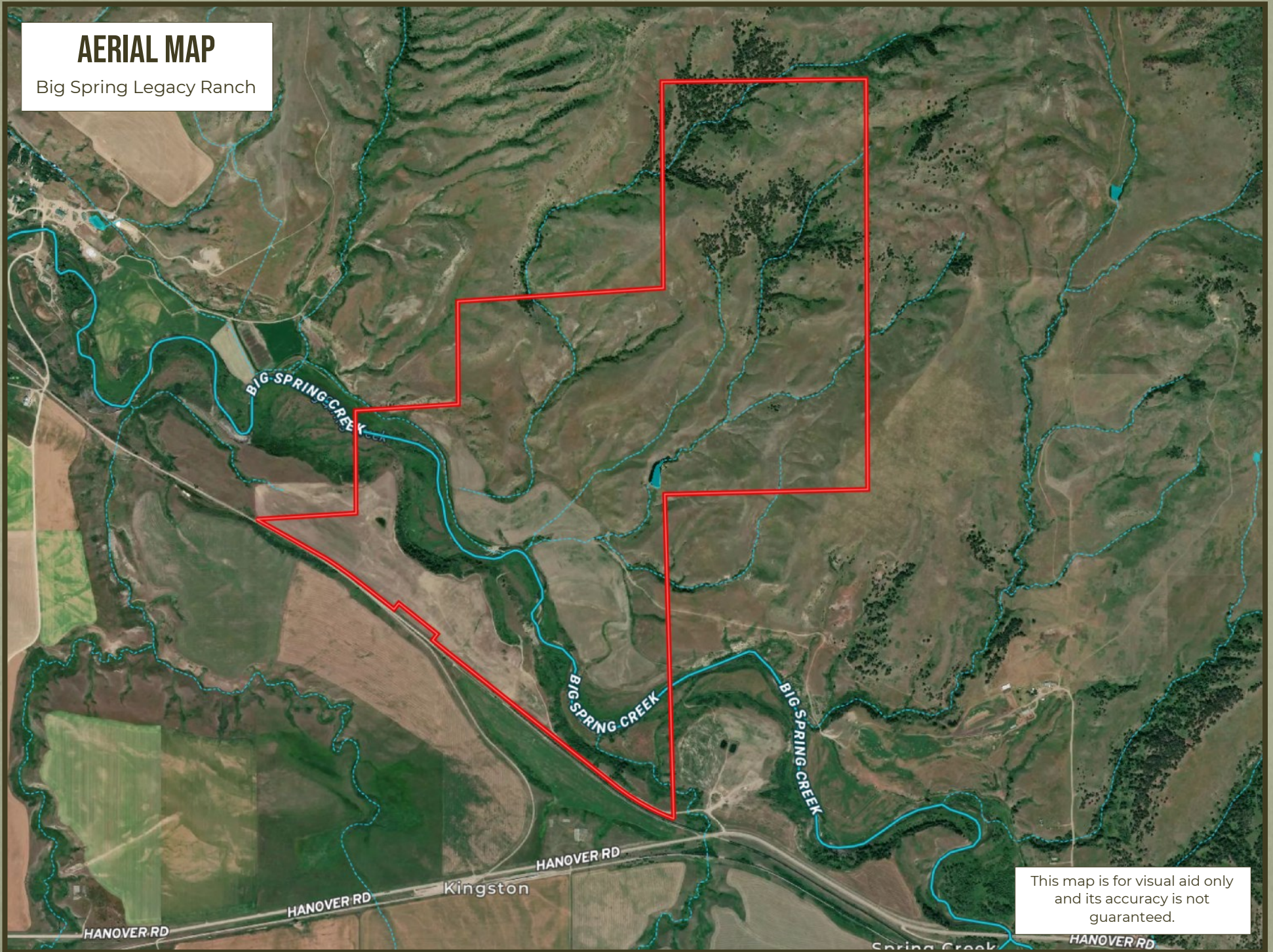
Big Spring Legacy Ranch



This map is for visual aid only and its accuracy is not guaranteed.

AERIAL MAP

Big Spring Legacy Ranch



This map is for visual aid only and its accuracy is not guaranteed.