

FENTON ENTERPRISES



HUNTINGTON RANCH

4048 US Highway 87 East, Billings, Montana

375± Deeded Acres

Ideal Location for a Premier Equine or Seedstock Cattle Operation

NOTE: Information and maps contained herein have been obtained from sources deemed reliable but cannot be guaranteed. Prospective buyers are advised to verify all information to their own satisfaction.

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Ward Fenton, Broker

Call Heather Pfancook, Listing Agent, for Appointment, 406-697-3353

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Historic Montana Ranch - Perfect for Your Future

For over 50 years, the Huntington Ranch has stood as a testament to the enduring beauty of the Montana landscape. Held by the same family for generations, this rare 375 acre expanse is one of the largest remaining tracts of ranch land this close to Billings. It offers the perfect canvas for a premier registered cattle operation, an elite equine facility, or an exclusive, private retreat, combining rural privacy with immediate convenience to Billings.

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The Land

The landscape features a beautiful blend of rolling hills and fertile creek bottoms, adorned with mature ponderosa pines and cottonwoods. Wild chokecherry and currant bushes thrive throughout the acreage. The ranch has both wide Montana views and protected ground for livestock and wildlife. Approximately one mile of highway frontage along US Highway 87 East provides excellent, year-round access, while the size and shape of the tract keep the operation private and workable. The entire ranch is perimeter fenced, with cross fencing that divides it into four individual pastures for easy rotational grazing.



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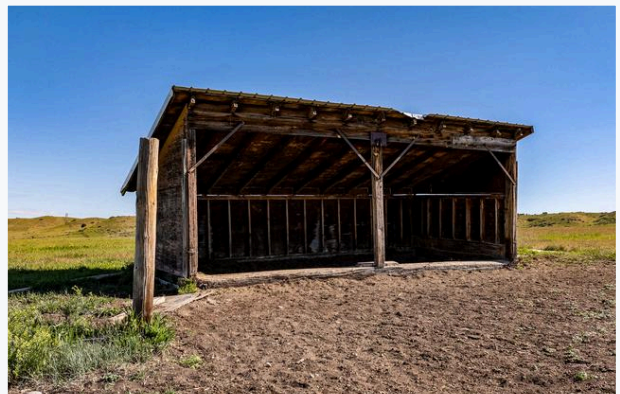
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Built for Livestock: Horse and Cattle Ready Today with Endless Potential

This is a ranch made for animals. Completely perimeter fenced and cross fenced into four pastures, it makes rotational grazing and herd management simple and low stress. A network of corrals and charming outbuildings, already used for several kinds of livestock, stands ready for your horses or cattle. For the horse owner, the open ground, established fencing, and natural shelter offer room to ride, train, and turn out, with the foundation of a genuine equine facility already in place. For the cattleman, the grass, the water, and the four-pasture rotation provide a practical base of operations and make this ranch a strong candidate for a seedstock headquarters.



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The Ranch Home

The house on the Huntington Ranch has a very homey feel to it and accommodates the western way of life and ranching tradition that Montana is noted for, open space, beautiful skies and wildlife. There is an unfinished basement that can be finished for a lot of additional living space, entertainment areas and much more.



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The ranch-style home, built in 2001, has 1,648 square feet of finished main-floor living space built around a large, open living, dining, and kitchen area, with three bedrooms and two and a half baths. Big windows fill the home with great natural light and frame the surrounding landscape, and covered concrete decks in both the front and back create wonderful outdoor space to barbecue and enjoy the views. It is common to see deer, turkeys, and other wildlife right from the deck. A 1,632 square foot unfinished basement is ready to be finished for additional living space, entertainment areas, and more. The attached, oversized two-car garage is insulated and heated for Montana winters.



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Water: Wells, Springs and Cisterns

Water development is one of this property's strengths. A cistern that is both well and spring fed provides livestock water. In addition, a second well exists but its condition is unknown at this time.

Water for the home comes from a 2,000 gallon house water cistern filled with water hauled from Lockwood. You can haul your own, or a delivery service is available.



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Shop & Outbuildings



A 32 by 45 foot shop anchors the working side of the ranch, with a cement floor, full insulation, heat, and large sliding entry doors for equipment and projects. Beyond the shop, various other outbuildings and corrals provide storage, shelter, and working pens while adding western charm.



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Wildlife and the Montana Lifestyle.

Beyond the working potential, the ranch offers the Montana lifestyle in full. Deer and turkeys move across the property regularly, and the mix of grassland, creek bottom, and timber draws a wide variety of wildlife. Big skies, room to breathe, and long views in every direction make this a place to live as well as a place to work.

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Location & Lockwood Schools

Location is a major part of what makes Huntington Ranch special. The ranch sits just 4.5 miles south of Lockwood and only minutes from Billings, giving you the rare blend of a private country setting with city conveniences close at hand.

Families will appreciate being just 4.1 miles from the Lockwood school system campus, a growing public district that now serves students from kindergarten through high school on one campus and is known for strong academic and athletic programs.

With approximately one mile of Highway 87 frontage and Billings continuing to grow in this direction, the ranch also holds long-term potential for buyers thinking about future uses.



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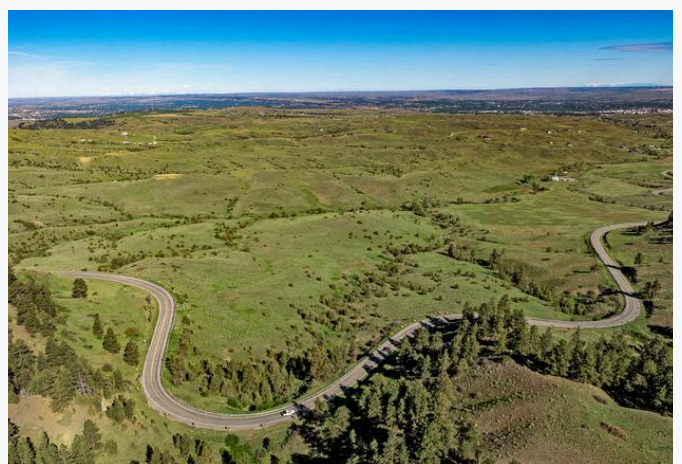
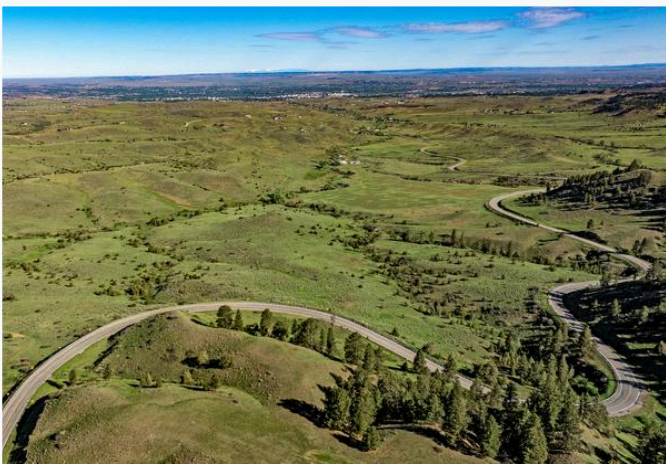
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Additional Photographs



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Additional Photographs



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Billings, Montana's Largest City

Welcome to Billings, Montana, where urban convenience meets natural beauty. This vibrant city offers excellent shopping, banking, and entertainment, ensuring you have everything you need right at your fingertips.

Nestled in the heart of Montana, Billings is a paradise for outdoor enthusiasts. Experience the best hunting and fishing opportunities, with the renowned Big Horn River just 30 miles away for world-class fly fishing. The majestic Yellowstone River and breathtaking Yellowstone Park are nearby, offering endless adventures and stunning scenery. For winter sports lovers, skiing options abound in the area.

Billings is the largest city in Montana with a population well over 100,000. As the commercial, medical, and retail hub for the wider region, Billings has excellent business and employment opportunities.

Billings Logan International Airport is just 10 miles from the ranch. This proximity keeps the ranch connected to the rest of the world with daily nonstop service to hubs such as Denver, Salt Lake City, Minneapolis, Seattle, and Portland, plus frequent routes to cities including Chicago, Atlanta, and Phoenix. For an operation that hosts buyers, clients, or family from out of state, that kind of air access is a genuine asset.

Bring your family and livestock to a community that values both. Billings is more than a home; it's a lifestyle. Explore the possibilities and make this property your new home.

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Contact Fenton Enterprises

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Purchase Price: \$2,250,000

Shown by appointment.

Call for appointment and more information:

Heather Pfancook, Listing Agent

406-697-3353

Ward Fenton, Broker

406-698-6183

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