



# YELLOWSTONE REAL ESTATE GROUP

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It's good to be home



## TEN MILE CREEK UNDER THE CRAZY MOUNTAINS

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Big Timber, Montana

• Listed by: Dude Tyler • 406.223.0551 • [yregroup.com](http://yregroup.com) •

# TEN MILE CREEK • BIG TIMBER, MONTANA

Listing Price: \$679,000

- 141 +/- acres North of the Yellowstone in Big Sky Country • Ten miles from Big Timber, MT
- Attractive, energy efficient 3248 sq. ft. home • Expansive mountain views from large picture windows
- Privacy and seclusion with proximity to urban centers • Ten Mile Creek and pond on the property
  - Wildlife on site using wetland system and native grass pastures



## LOCATION

Ten Mile Creek property abuts Highway 191 ten miles north of Big Timber. Hwy 191 connects Interstate 90 through Big Timber to parts north, including Great Falls, Lewistown, and Glacier National Park. Billings and Bozeman Airports are both one and a half hour drives from the property. Big Timber has a mile long paved runway, here <http://www.airnav.com/airport/650>. Melville, 15 minutes north, has a post office and café. Harlowton is 30 minutes North.

Ten Mile Creek enjoys unmatched views of Southwest Montana's major mountain ranges from its elevation above the Yellowstone Valley floor.

Big Timber Elementary (K-8) and Sweet Grass County High School (average enrollment 220) are a fifteen minute bus ride. Big Timber has a full service medical facility, nursing home, and assisted living apartments, operating in tandem with Billings Clinic. [www.pmcmt.org](http://www.pmcmt.org)

## IN TOWN

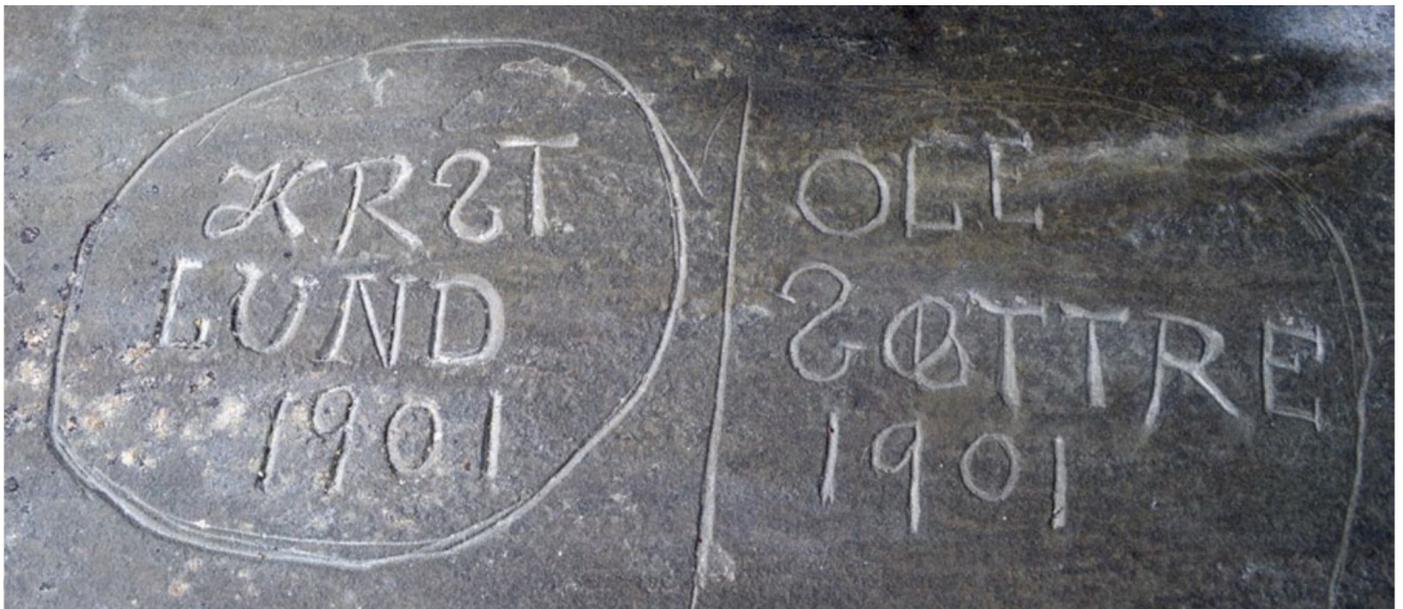
Big Timber, population approximately 1600 for the last four generations, serves surrounding ranch families, migrating tourists, and urban property owners who appreciate the friendly small town atmosphere.

In town the visitor finds churches, several different dining options (including The Grand, one of the finest establishments in the Interior West), and all major services.

Shop at Virgil Gust's department store on Mcleod Street for the necessary western and sporting apparel, and then treat the family to a soda at Cole Drug next door; both businesses have operated continuously since the early fifties.

Next, head down to the County Fairgrounds for one of the various and frequent team ropings, ranch rodeo competitions, professional rodeos, and the annual 4-H auction. Watch out: you might be bidding against a Goldman Sachs competitor for the Blue Ribbon livestock!

Stop in to visit with Adam Wagner at Sweet Cast Angler before your first angling adventure. Jeff Cowell stocks a complete inventory of hunting and sporting supplies plus gas and gifts at The Fort, and you can order your brand new Sharps Buffalo Rifle from the two adjacent Sharps factories across the street.



## HISTORY OF AREA

Captain William Clark, in transit to his downstream reunion with Merriwether Lewis, camped on the Yellowstone River directly across from what is now Big Timber, and commented on "Rivers Across", where both the Boulder and Big Timber Creek flow to the Yellowstone;

*"The rain of last night wet us all. [NB: having no tent, & no covering but a buffalo skin] I had the horses all Collected early and Set out, proceeded over the point of a ridge and through an open low bottom crossed a large Creek which heads in a high Snow topped Mountain to the N W. immediately opposite to the entrance of the Creek one Something larger falls in from the high Snow mountains to the S W. & South those Creeks I call Rivers across."*

— William Clark Journal July 17, 1806

After the completion of the Northern Pacific Railroad in the late 1800's, homesteaders gradually supplanted the native

Crow Tribes. Bison were replaced by sheep and cattle; in 1895 Sweet Grass County was the United States' largest wool exporter; woolgrowers and cowboys often accompanied their products to market – in the same rail cars - so they could be paid on delivery.

Scandinavian homesteaders followed the latitude line – and the Northern Pacific railroad - West from Chicago and Minneapolis; Ten Mile Creek property has a "Norwegian Petroglyph" from 1901, including not only family names still in residence in Sweet Grass County, but also the ship they sailed to Ellis Island.

Sweet Grass County has managed to retain its original character while welcoming in newcomers from urban areas; fifth generation ranchers mingle freely with in-migrating amenity buyers, and you'll see them all at The Grand.



## GENERAL DESCRIPTION OF PROPERTY

The visitor to Ten Mile Creek drives North on 191 from Big Timber, enjoying postcard views of the Crazy Mountains to the West. Ten Mile Creek crosses Highway 191 and then flows in to a three acre pond. (Pond has stocking permit from MFWP, with a successful history of growing large Rainbows. Owner has just finished work on the dam after draining the pond; the next owner will determine stocking rates and sizes.)

The driveway to the property heads East, leaving the highway behind, passing under sandstone ledges (with petroglyph), and drops over a small bluff to the residence. Ten Mile Creek Home is situated against a backdrop of prairie bluffs that cradle it in a natural amphitheater; from this secluded and private setting the owner has 180 degree views of the entire Rocky Mountain Spine to the South: From East to West, the view includes the Pryors; Beartooths; Absaroka Beartooth Wilderness; Boulder and West Boulder; Missions; Bridgers; Crazy's. This view comprises roughly 150 miles of Montana Ranges, spread out for the owners' viewing pleasure.

The view South to the Mountains passes over a large open basin of native grass, including much of the property's acreage; owners pass large blocks of time watching antelope fawns against this fantastic backdrop.

While only ten miles from the community of Big Timber, Ten Mile Creek affords the owners complete privacy, solitude, and quiet.



# THE RESIDENCE

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This 3250 sq.ft. home was finished in 1997. The visitor parks in front of the large two car garage, entering the House via a sheltered walkway. Interior layout is simple and efficient: Chef's kitchen with Viking Range and center island; dining room and living room are open concept and connect to the kitchen; from the dining room, owners descend three steps in to a sunken atrium, with magnificent views of the entire spectrum of mountain chains; This house was designed to take advantage of the views; picture windows and an open deck are wrapped around the 180 degrees of mountain views.

Two bedrooms, a half bath, and the master suite upstairs; more sleeping quarters, hobby rooms, and a full bath downstairs.

The home has radiant floor heating and a soapstone Tulikivi.

Owners have a television but rarely use it; because of the multifaceted characteristics of Montana's light, the scenery outside takes up most of one's free time!

The home is extremely efficient and functional; the only "over the top" features here happen to be the views. In addition to the home and garage, the property offers a 40X60 metal shop with automatic door for storage and hobby work.





## WILDLIFE & FISHERY

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Ten Mile Creek hosts rainbows and brook trout; the pond is set for its re-stocking - fish size and numbers to be determined by the next owner. Mule Deer and Antelope (Western Pronghorns) raise their fawns on the native grass meadows. Upland birds nest in the covered draws behind the house.

The Ten Mile Creek wetland system attracts all manner of waterfowl, including the pair of nesting Sandhill Cranes that return to the island in the pond each year. Great Horned Owls nest in the Cottonwoods below the pond. Coyotes and foxes frequent the property.



## AREA WATERS

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Ten Mile Creek is central to some of Montana's finest angling, all streams below being within an hour's drive from the property:

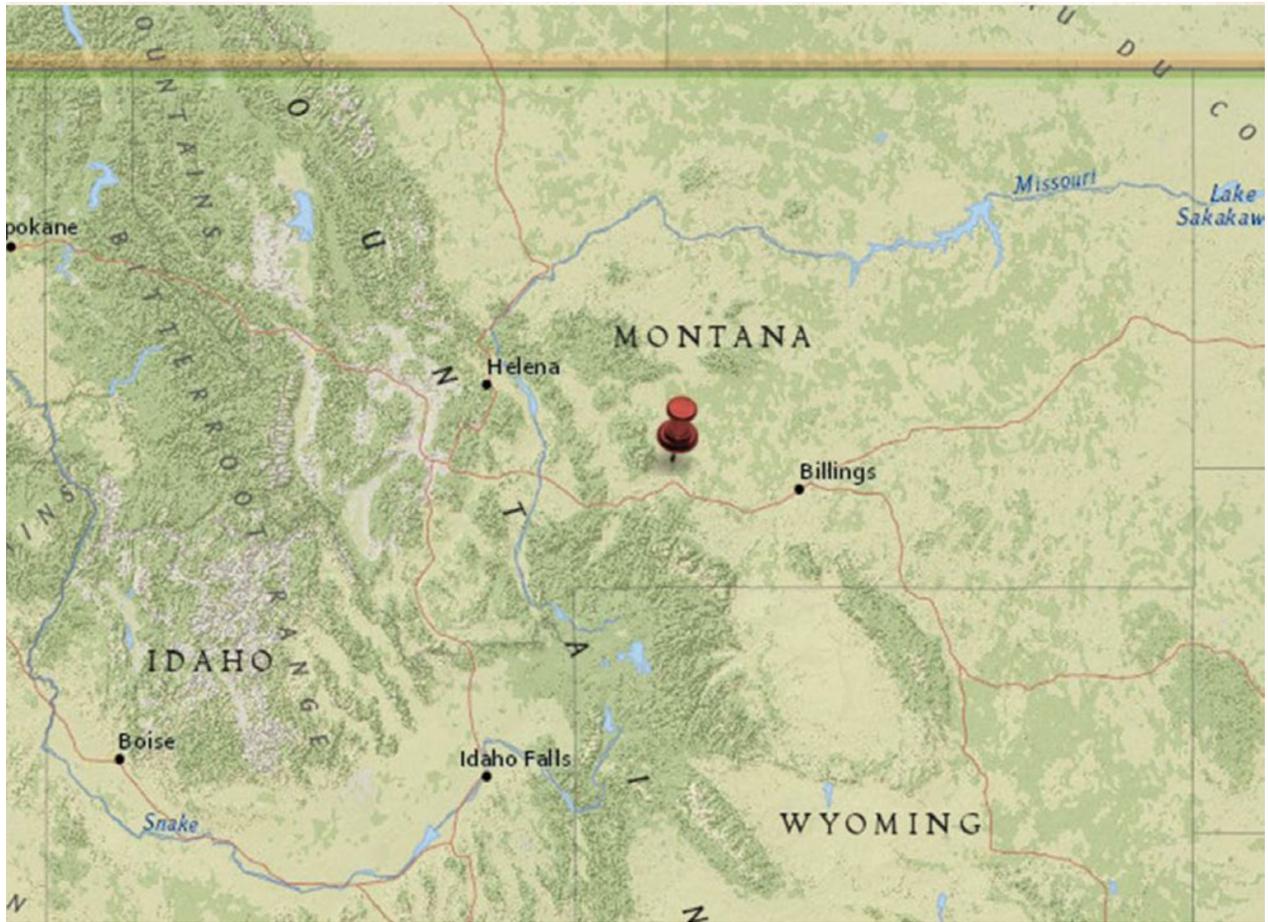
The Yellowstone River flows East having run North to Big Timber. The Yellowstone in the Big Timber section is relatively under-fished compared to the traffic up in Paradise Valley. Each time the MFWP conducts an electro sampling on the Yellowstone they find another 15 pound rainbow. This isn't the typical catch for anglers using a "16 Parachute Adams, but the system is very healthy. Yellowstone Cutthroat are now present in the main system downstream from Big Timber, thanks to evolving and enlightened fisheries management.

Immediately adjacent to Ten Mile Creek are Sweet Grass, Big Timber, and Swamp Creeks; the Crazy Mountains are host to numerous small stream blue water fisheries. Access in the

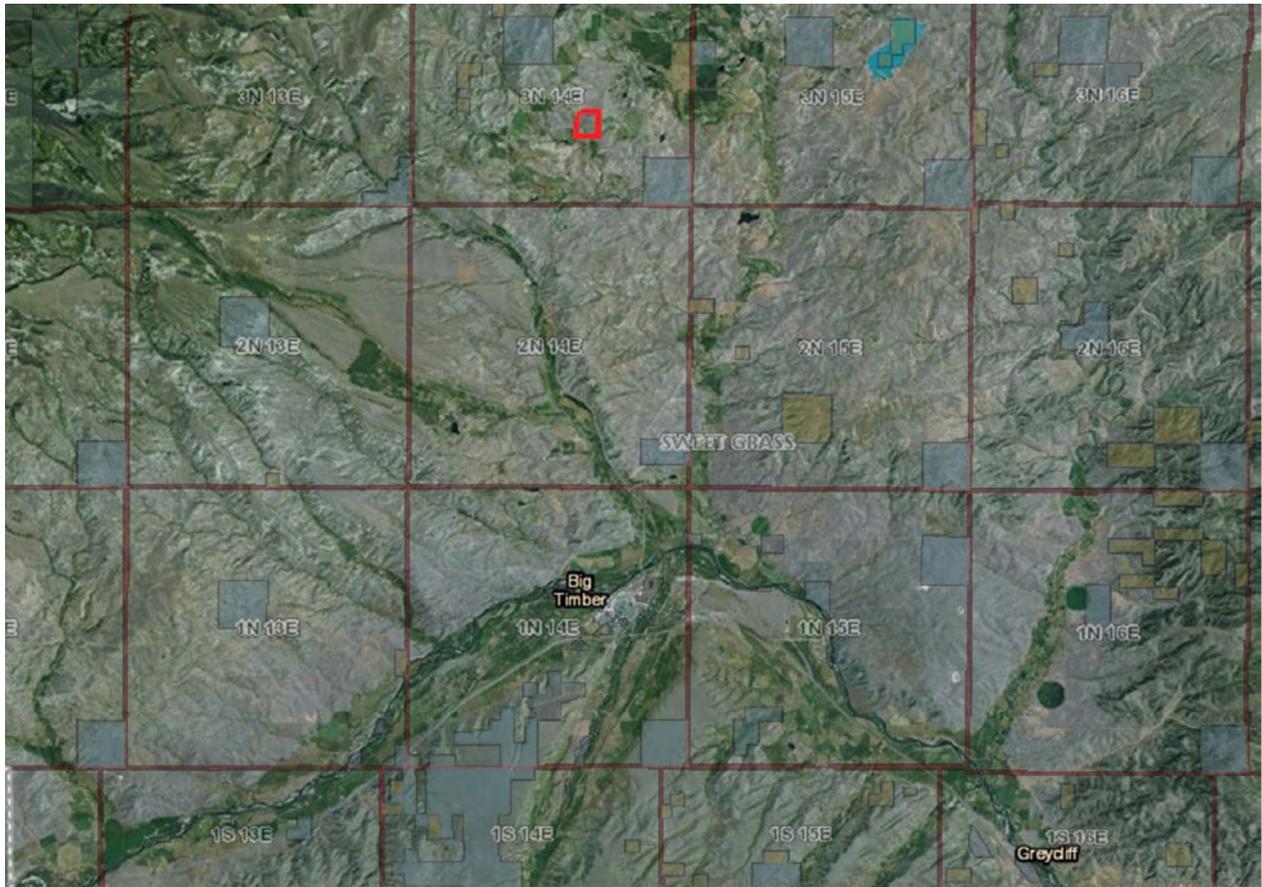
Crazies is via Forest Service roads and trails; much of the lower elevations of these streams pass through private ranch land in long term ownership, where permission to trespass is frequently granted.

The Musselshell is half an hour North; from the South, the Boulder (including East and West Forks above Mcleod) flows 60 miles from the Absaroka-Beartooth Wilderness to the Yellowstone. To the East, Upper and Lower Deer Creeks are accessed by Forest Service roads and trails. The Stillwater is an hour to the East. Owners at Ten Mile Creek have more than a lifetime supply of angling adventures, all within an hour's drive. Ranchland North of the Yellowstone hosts healthy upland bird populations; the Yellowstone is directly on the Central Pacific Flyway; Sweet Grass County hosts all species of Big Game, including healthy elk populations.

# MAPS



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## BROKER'S COMMENT

Ten Mile Creek has some of the finest views in Sweet Grass County. The large open landscape with native grasses combines with the Ten Mile Creek wetland ecosystem to host numerous species of wildlife. Add in an efficient and very attractive home, with its picture window postcard views, and Ten Mile Creek offers what we consider to be one of the finest properties on the market in Sweet Grass County.

\$679,000 Cash at Closing

**To arrange a showing, contact:**

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Brent Jordan - 406.223.6504 - [brent@yregroup.com](mailto:brent@yregroup.com)

*NOTICE: All showings to be arranged in advance; all showings to be conducted at off-hours, mid morning and mid afternoon.*



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