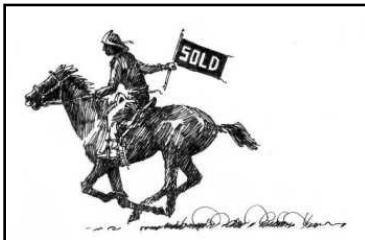

THE PRYOR CREEK PLACE

Billings, Montana 59101



For additional details, contact:

SCOTT R. GROSSKOPF

Broker / Owner

**Member—Landmark of Billings, Inc.
1925 Grand Avenue, Ste. 144,
Billings, MT 59102**

Office: (406) 248-3101

Cell: (406) 861-4558

Fax: (406) 248-1633

E-mail:

Scott@MontanaRanches.com

www.MontanaRanches.com



4912 Pryor Road

LOCATION: Only twelve short miles from Billings, Montana. The property lies east of Pryor Road and one mile south of Highway 87 south/east of Billings, MT.

(The Pryor Creek Place) is a deeded property within the borders of the Crow Indian Reservation.

AREA FEATURES: The area is known for fantastic pheasant hunting, upland game birds, and water fowl. Located only minutes from Montana's largest city, but close to the great outdoors. Take Highway 87 east to the Big Horn River for year round fishing.

ELEVATION: 3,300—3,600 feet.

CLIMATE: 14" annual rainfall—thirty year average.

WATER:

- House—cistern.
- yard—well
- Pryor Creek—Stockwater Right
- Springs and annual runoff



IMPROVEMENTS: Ranch House—Built in 1976, updated kitchen & bathrooms, 3,348 sq. ft., 5 bedrooms, 3 baths, double attached garage, and a new metal roof in 2015

Main Level: 1,668 sq. ft., living room, dining room, kitchen with all appliances, office/library, master bedroom with separate bath, second bedroom, full bath, and access to deck.

Basement: 1,680 sq. ft., family room with wood fireplace, full bar—sink and refrigerator, pool table, and access to patio and hot tub. Pool table, hot tub, wash & dryer to convey! Three bedrooms & full bath.

Other Improvements:

- ◆ Lean-to carport / storage
- ◆ Kennel—former bunkhouse
- ◆ Small cabin near creek
- ◆ Incinerator



Ranch House:



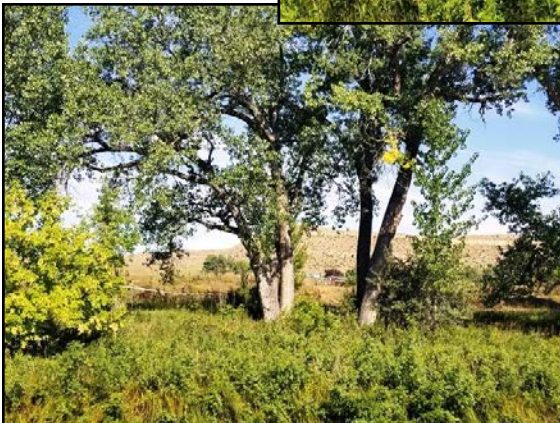
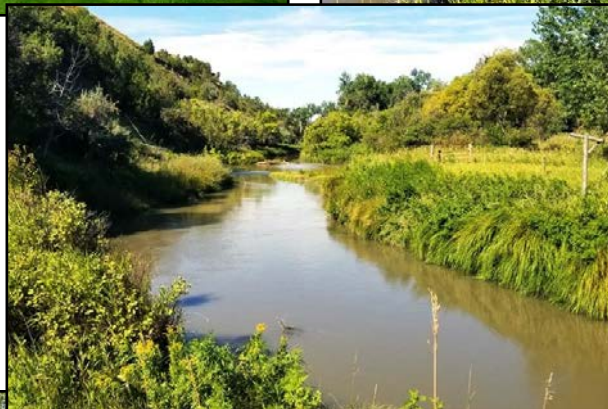
Ranch House:



ACREAGE: Total Deeded Acres—268.6

- ♦ Fenced & cross fenced
- ♦ Nearly half mile of Pryor Creek flows through the property.
- ♦ Cottonwood trees, chokecherry, juniper, and cedar trees

WILDLIFE: Mule deer, antelope, pheasants, upland game birds, ducks, & geese.



TAXES: \$1,650.64 for 2017.

PRICE: \$599,000

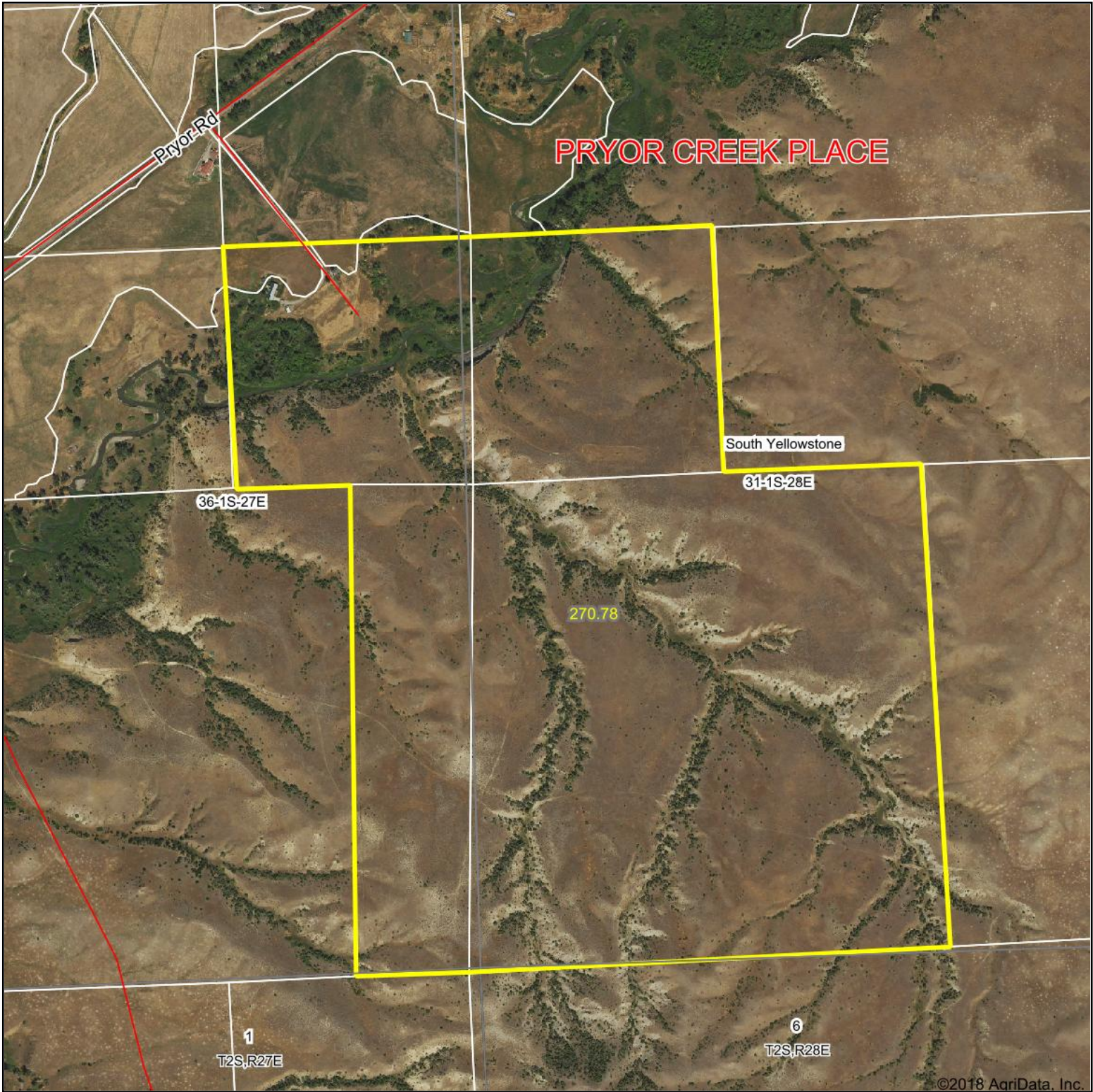
TERMS: Cash to seller.

BROKER COMMENTS: Hard to find ranchette with recreation within minutes of Billings. The red rocks on the house and patio were quarried from the Pryor Mountains. The Pryor Creek Place has a balance of upland pasture along with creek bottoms and sub-irrigated meadows.

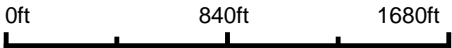


NOTICE: The information contained herein has been supplied by the owner to LANDMARK REALTORS and/or compiled by LANDMARK REALTORS from other sources believed to be reliable. All information contained herein is not guaranteed to be accurate, and the reader of this brochure should independently verify all such information, particularly the number of acres involved, the classifications of those acres, carrying capacity, estimates of production or yields, water rights, etc.

Aerial Map



map center: 45° 42' 10.41, -108° 19' 24.48



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2018 www.AgriDataInc.com

31-1S-28E
Yellowstone County
Montana



8/28/2018

Field borders provided by Farm Service Agency as of 5/21/2008.