

TIMBER RIDGE MANOR

Dave Bickish Developer
P0 Box 857 Grass Range, MT 59032
Ph.. 406-366-0063

Timber Ridge Manor Inc. Subdivision

PO Box 857
Grass Range, MT 59032
Ph cell 366-0063

Dave Bickish: Developer

Four 20ac., a 24.7ac., a 27.7ac., a 39.7ac., three 32.2ac., a 53.25ac., three 161ac., one 177ac. surveyed bare land tracts. All located 30 miles east of Lewistown, 5 miles north of Grass Range, 100 miles north of Billings, 39 miles south of the Missouri River at Ft. Peck Res. Located in prestigious hunting district 410 with "The Breaks" (trophy elk, deer, antelope, hunter's & fisherman's paradise). Just 70 miles from the Little Belt Mtns. Magnificent views of the Judith and Snowy Mtns. from your front yard.

Excellent ground, not a rock in sight, nor any swamp land. Also level to a gentle rise in the rear into woodlands that offer breath-taking building sites in a remote setting. The average 161ac. tract size is about 1/4 mile wide by 1 mile deep. There are lakes on Tracts #1-E & #4. A new well has just been drilled on Tract #6, water being struck at 280', logging in at 4.5 G.P.M. Tract #6 is located on the timbered ridge higher in elevation than the rest. #1-E, #2-A, #3-6 all border paved State Hwy. 19, with power and phone on the frontage.

Tracts #1-A, #2-E, & #3 all border BLM land on the east side, and Tracts #1-A, #1-B, #1-C also borders State land on the north. There is also a 60' right of way to BLM land between Phase #1 & #2 subdivisions, so that all owners in Tracts #1 A-E & Tract #2 A-F have access to BLM land. The rest of the land is surrounded by thousands of acres of big ranch land. There is a seasonal creek running through most of the Tracts feeding the ponds and lakes. There are six different water rights with the entire property. The Tracts are a mix of timber and pasture with trees up to 2' in diameter on the wooded ridges. There are a multitude of building sites both near the road or remote. The timber is intact showing no signs of having ever been logged. The mineral rights are still intact as well. Excellent for stock raising, hiking, horse back, dirt bike or quad riding. Endless recreational opportunities abound with thousands of acres of ranch, BLM, and State land mix nearby.

Wildlife abounds- mule deer, antelope, elk, small game and a flyway for waterfowl. The fishing is as good as it comes with the Judith River, Big Spring Creek, Warm Spring Creek, Musselshell River, Missouri River, Ft. Peck Res., and the Yellowstone River just to the south. Also pristine fishing streams and rivers that are open to fishing year around. A country setting far from the hustle and bustle of towns with crowded fishing waters and bumper-to-bumper fishing boats.

Pristine land for the discriminating buyer, for your home, retirement or summer house.
Septic approved, covenants, home owners association, terms.



State Land

33677

BLM Land

32.2 AC

1-A

626' X 2239'

32.2 AC

1-B

626' X 2239'

32.2 AC

1-C

626' X 2239'

39.7 AC

1-D

793' X 2239'

TRACT 1

33557

LK
246 AC

1-E

916' X 1193'

150

State Hwy. 19

3100' - Private Road - Subdivision

TRACT 2 34

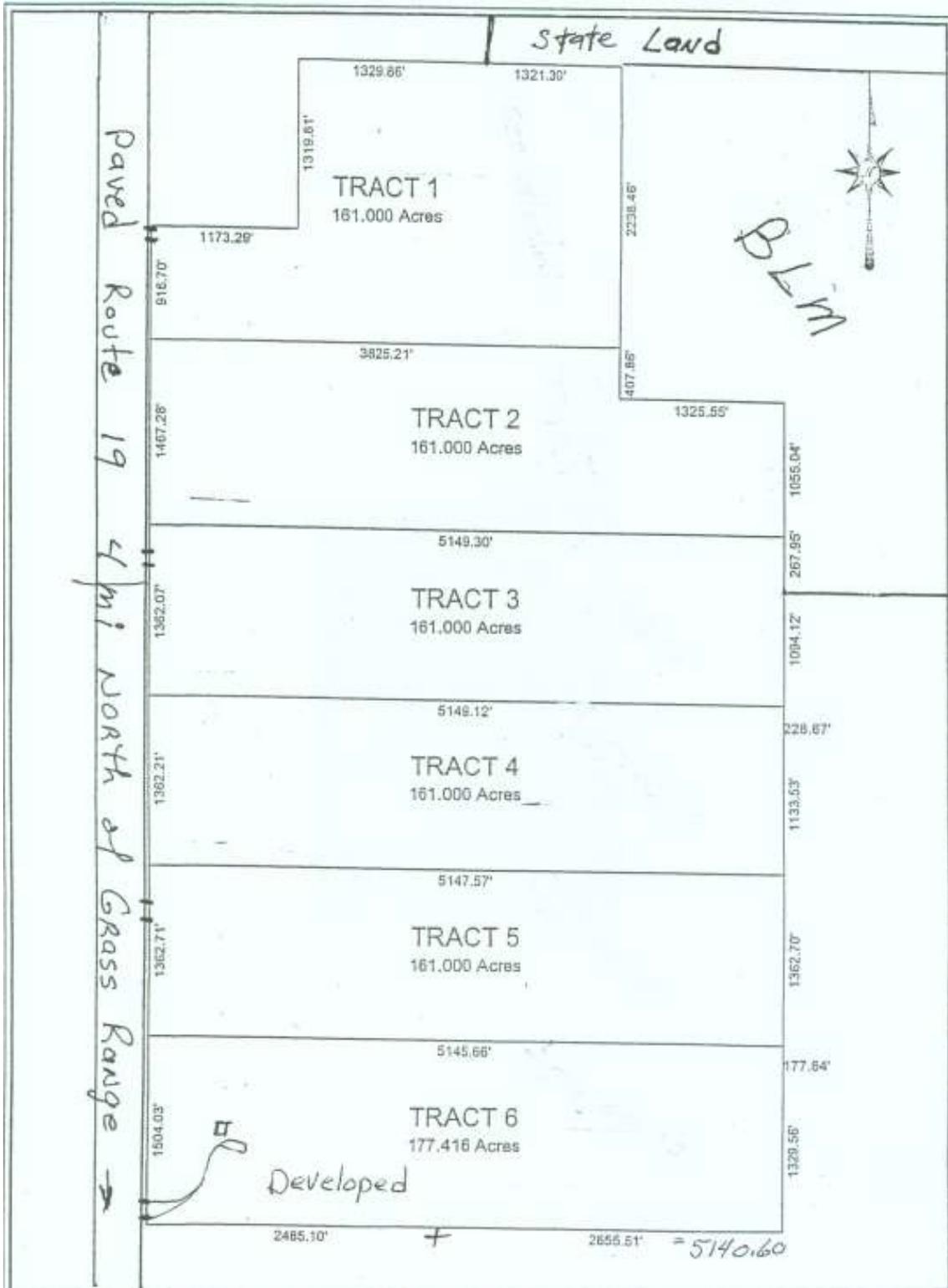
Phase 1 Subdivision of TRACT #1

3100

3358

BM 3360

TIMBER RIDGE MANOR



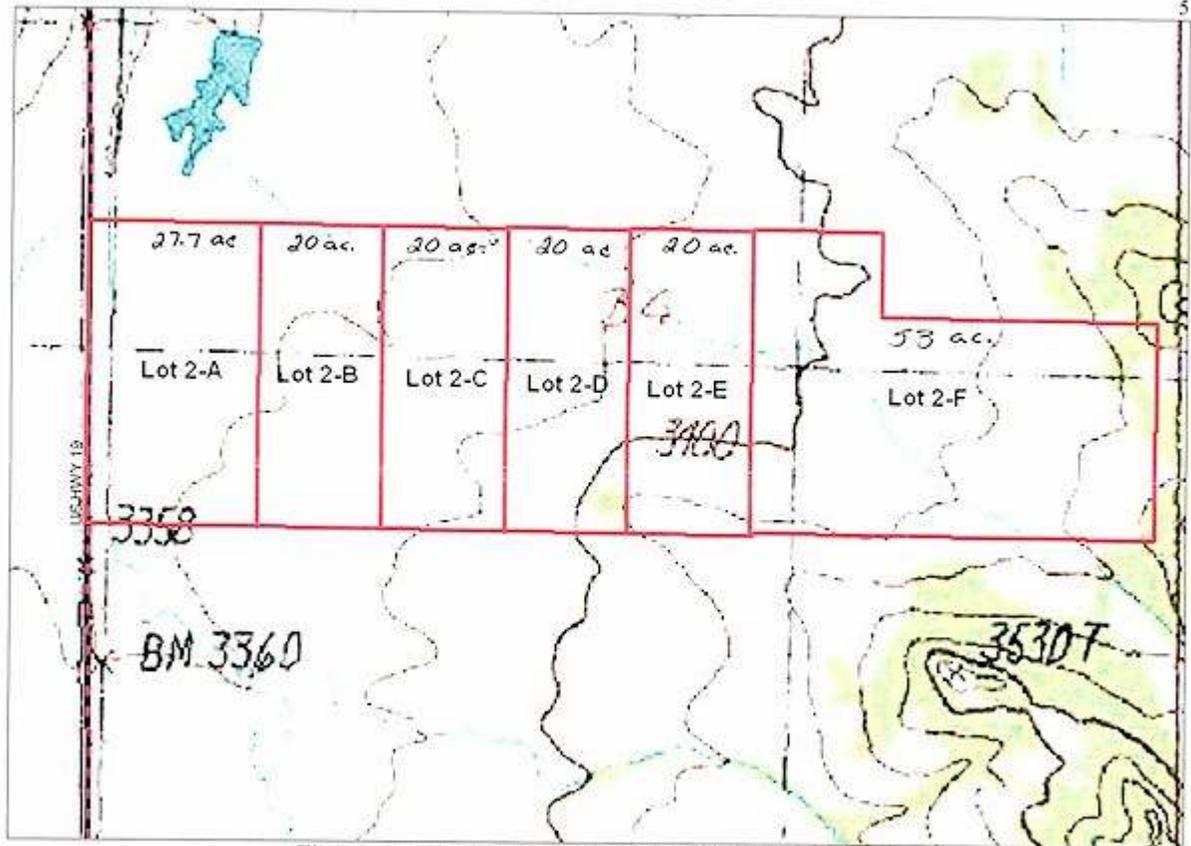


Figure 4 – Timber Ridge Manor – Phase II Lot Lines