Rock Creek Ranch

20 Hardt Lane, Joliet, MT $1,100,000

Presented Exclusively by
Kalie Evans, REALTOR®
406-622-3224 office
406-868-8083 cell
Kalie@CorderLand.com

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Property Information

**Acres:** 122.76 (80.48 grazing/40.28 Irrigated)

**Taxes:** $708.00 (2018)

**Legal:** S22, T04 S, R22 E, SW4NE4, PT SE4NE4, PT N2SE4, PT SE4NW4, S OF RR

**Power:** Yes

**Fencing:** Perimeter fenced and hay field is fenced separately

**Water Rights:** Irrigation rts for Rock Creek and Cooney Dam

**Wells:** 2  
**Sewer:** Septic to existing buildings

**Leases:** $5,000/yr for hay pasture

Executive Summary

The owner would watch his thoroughbred foals run and buck through this enchanting lush paradise. Almost a mile of the pristine Rock Creek runs peacefully through this property providing nourishment for livestock as well as a prime habitat for big game. Watch as eagles soar across the 40 acre flood irrigated richly productive hayfield and then gracefully land above the creek full of Rainbow Trout. Meadowlarks adorn fence posts singing their songs to welcome you as a White-tailed deer keeps a watchful eye on her fawns as they seek cover in the apple orchard. In the distance the tree lined meadows open to a magnificent view of the Beartooth Mountains. These 122 choice, remarkable acres including substantial hay production will captivate any lover of the land. All of this is within commuting distance of 35 miles from Montana’s largest city, Billings, MT.

**Billings, MT** is nicknamed the "Magic City" because it is the trade and distribution center for much of Montana east of the Continental Divide, Northern Wyoming, and western portions of North Dakota and South Dakota. Billings is also the retail destination for much of the same area. With more hotel accommodations than any area within a five state region, the city hosts a variety of conventions, concerts, sporting events, and other rallies. Area attractions include Pompey’s Pillar, Pictograph Cave, Chief Plenty Coups State Park, Zoo Montana, and Yellowstone Art Museum. Within 100 miles are Little Bighorn Battlefield National Monument, Bighorn Canyon National Recreation Area, Red Lodge Mountain Resort and the Beartooth Highway, which links Red Lodge to Yellowstone National Park.

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