

\$4,243,000 - 6058 Cottonwood Creek Road, Lewistown

MLS® #30035266

\$4,243,000

4 Bedroom, 1.00 Bathroom, 1,456 sqft

Farm on 669.03 Acres

N/A, Lewistown, MT

For the first time in nearly 100 years, 7 Pines Ranch is available for your consideration. This property spans approximately 669 acres of productive hay & cattle ranch with versatile options for pasture rotations, grains, cover crops and year round water sources. Enjoy the peace and solitude of country life, just ten minutes from Lewistown—a small yet vibrant community with a well-preserved Main Street offering shops, restaurants, and even a brewery.

The charming, lovingly maintained farmhouse invites you to savor the simple pleasures of ranch life. Sit awhile on the porch, where the wind whispers through the old pines, lilacs and the occasional gentle bellow of your herd carries on the breeze.

Some of the best Snowy Mountain white-tail bucks, mule deer, occasional bear, and pheasants make their home in the brush scattered across the hillside above the hay bottom, which leads down to Cottonwood Creek—a year-round water source winding through the cottonwood trees. The ranch includes a developed spring for a steady supply of fresh water, along with an intermittent spring on the opposite end of the property. The bottom sub-irrigated hay field typically yields two cuttings, producing about two to three tons per acre, and is currently planted with alfalfa grass mix. The upper hay fields offer a reliable yield of one to two tons per acre.

Additional features include a large machinery



shed with electricity, a detached two-car garage, cattle working corrals, and a quintessential red barn made of beautifully weathered barn wood;three grain bins and a prized large garden area that fed our family for many years.

Proudly offering this generational legacy by licensed brokers in the State of Montana who are related to the sellers.

Built in 1920

Essential Information

MLS® #	30035266
Price	\$4,243,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,456
Acres	669.03
Year Built	1920
Type	Farm
Sub-Type	Ranch
Style	Other
Status	Active

Community Information

Address	6058 Cottonwood Creek Road
Subdivision	N/A
City	Lewistown
County	Fergus
State	MT
Zip Code	59457

Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Propane, Phone Connected
# of Garages	5
Garages	Detached

Is Waterfront	Yes
Waterfront	Creek, Waterfront

Interior

Appliances	Dryer, Range, Refrigerator, Washer
Basement	Partial

Exterior

Exterior Features	Propane Tank - Leased
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Additional Information

Date Listed	October 15th, 2024
Days on Market	371