

\$2,150,000 - 64 Holmesland Road, Sun River

MLS® #30051674

\$2,150,000

4 Bedroom, 3.00 Bathroom, 3,149 sqft

Residential on 329.76 Acres

N/A, Sun River, MT

Located in the foothills of Square Butte and featuring unobstructed views, this sprawling ranch offers opportunity for both a cattle operation and productive farmland. The ranch house is situated on a bluff overlooking the expansive acreage below with the butte directly behind. The privacy and peaceful nature of this place, combined with its convenient proximity to Great Falls make it a rare find.

WATER AND CROPS:

The ranch house is connected to Two Buttes water system but the stock water comes from a 1625ft well to the Madison aquifer. This well distributes water to over a dozen stock tanks positioned all over the property. Live water flows through a creek on the south side pasture. Fort Shaw Irrigation District supplies two 2016 Valley pivots which cover 160 of those acres and operate from 2 separate meters and pumps. The current crop is approximately 80 acres of alfalfa in its third year and averages 5T p/acre from 3 cuttings annually. The remaining acreage under pivot is triticale and typically produces approximately 11T annually.

LAND AND CATTLE:

329+ acres are comprised of 5 contiguous parcels, perimeter fenced and cross fenced for stock. Three recently constructed cattle pens are centrally located on the ranch. Measuring 140x140 each, they are made up of pressure



treated posts, 2x6 boards, timber windbreaks, wooden feed bunks, and energy free stock tanks in each. Additional corals, pens, chutes, and pole barns are located at the farms site.

FARMSITE:

Along with the charming traditional ranch house, there is the potential for a second build site at the bottom of the hill complete with power, water, and an old septic tank. Two RV hookups with power and water are available just south of the garden shed. The 1536SF shop is insulated and heated with concrete floors and 220 power. Other structures include 2 pole barns, 2 old garages, and a grain bin with aerator.

If you are looking for peace and quiet with plenty of space and a beautiful view right out your back door, this is the place. With the infrastructure in place to support both cattle and crop, this property allows you to be immediately productive. The potential here is endless. Be sure to find the link for the video tour and drone footage of this special property.

Built in 1920

Essential Information

MLS® #	30051674
Price	\$2,150,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,149
Acres	329.76
Year Built	1920
Type	Residential
Sub-Type	Single Family Residence
Style	Other

Status	Active Under Contract
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Community Information

Address	64 Holmesland Road
Subdivision	N/A
City	Sun River
County	Cascade
State	MT
Zip Code	59483

Amenities

Utilities	Electricity Connected, High Speed Internet Available, Propane, Phone Available, Separate Meters
# of Garages	2
Garages	Detached
View	Meadow, Mountain(s), Valley

Interior

Interior Features	Main Level Primary, Walk-In Closet(s)
Appliances	Dishwasher, Range, Refrigerator
Heating	Baseboard, Electric, Gas, Stove, Wood Stove, Wall Furnace
Stories	Two
Has Basement	Yes
Basement	Unfinished

Exterior

Exterior Features	Garden, RV Hookup, Propane Tank - Owned
Foundation	Poured

Additional Information

Date Listed	June 11th, 2025
Days on Market	132