



## Bulldog Ranch, Cascade County, Montana, 15.00 Acres

**\$2,850,000**

- Equestrian, Fishing, House, Income producing, Snow sports, Stream/River

Rare opportunity for the Ranches at Belt Creek (RBC), approx total of 6,000' sq ft; including 4000' sq ft custom home, 5 bedrooms, 4 1/2 baths, hot tub, plus ADU with 3 car garage/shop and 1 bedroom 1 bath apartment (kitchen, living room, dining area, laundry), on 5-acres, landscaped and irrigation system, plus an adjacent 10-acre parcel ready-to-be developed. Gated community and property manager lives on site. 360-degree views. HOA dues include RBC Owner amenities, clubhouse dining and private chef, activity and guide services, equine program, ATV tours, and 8,000 acres of ranch and private stream access, and much more. Turnkey, partially furnished. Property well suited to residential, recreational, sporting, and VRBO minded buyers. RBC owners can put their home in the RBC rental program when they are not using it. Located approximately 30 minutes from Great Falls and Showdown Ski area. Outstanding fly fishing, wing shooting, hunting, hiking, riding, skiing, and access to public lands.

### [Bulldog Ranch 360 Tour](#)

#### Main Info

- Street Address : 51 Little Belt Way
- Lot Size Acres : 15.00 Acres
- Postal / Zip Code : 59412
- Dwelling : Yes
- State / Province : Montana
- County : Cascade
- Closest City : Belt

#### Taxes

Tax Year : 2020

Estimated Taxes per year are \$7,823.00

#### Broker Info



#### **Kevin Wetherell**

**Clearwater Properties**

**(P:) 406-677-7030**

**(M:) 406-677-4040**

**Kevin@CMPMontana.com**

**[cmpmontana.com](http://cmpmontana.com)**

Kevin is the Broker/Owner of Clearwater Montana Properties, Inc. He believes that providing you with knowledge of the land and area is key to guiding you to make the right choices. Born a 5th generation Montanan, his extensive knowledge of Montana enables him to shoot straight with knowledge behind him and to not only present the positives of a property, but the negatives as well. He has extensive knowledge of all aspects of land use and development including hunting, fishing, pond development, water management, tax advantaged conservation easements, wildlife management, habitat development, roads, and ecological concerns as well as an understanding of local politics, all enabling you to realize your goals more quickly. He believes in advancing his real estate education and has obtained his CRB (The Council of Real Estate Brokerage Managers), GRI (Graduate of Realtors Institute), RRS (Resort and Recreational Specialist) designations, as well as extensive real estate brokerage management and supervision. Kevin enjoys elk hunting, fly fishing, downhill skiing, hiking, and basketball.

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