



**Rafter J Ranch, Stillwater County, Montana, 2,104.00 Acres**

**\$2,700,000**

- Agriculture, Big Game, Equestrian, Snow sports, Stream/River, Upland Bird, Wildlife Viewing

2,104+/- acres of beautiful box canyons, incredible vistas and buttes, and a stunning rimrock that runs all the way from the NW corner to the SE corner of the ranch. The Rafter J Ranch is located south of the Musselshell River in the Big Coulee Valley of central Montana and is as unique a landscape and amazing views as Montana has to offer. This property has helped support numerous species of wildlife including elk, deer, antelope, and upland game birds. Besides from the wildlife, cattle and horses have been grazing on the native grasses that cover these pastures. The improvements on this property include a modest manufactured home, a 40x48 ft machine shed with an attached heated shop, functional corrals, and several other smaller outbuildings. Additionally, an artesian well that gravity feeds concrete stock tanks to every pasture of the ranch. The Rafter J Ranch is a fully functioning ranch with low inputs and everything you need to start or grow an operation in place.

**Main Info**

- Postal / Zip Code : 59074
- Lot Size Acres : 2,104.00 Acres
- State / Province : Montana
- Dwelling : Yes
- County : Stillwater
- Closest City : Rapelje

**Taxes**

Tax Year : 2020

Estimated Taxes per year are \$2,216.00

**Broker Info**



## **Leanne Bodell**

**Clearwater Properties**

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Full-Time Real Estate Broker licensed in both Montana and Wyoming; Knowledgeable and professional; Member, National Association of Realtors; Member, Montana Association of Realtors; Member, Wyoming Association of Realtors; Member, Lewistown Board of Realtors; Member, Great Falls Association of Realtors; Member, Gallatin Association of Realtors; Member, Montana Regional MLS; Member, Billings Association of Realtors; Member, Helena Association of Realtors; Member, Northwest Wyoming Association of Realtors; Member, Teton Board of Realtors; Member, Sheridan County Board of Realtors; Certified Residential Specialist (CRS); Graduate of Realtors Institute (GRI); Resort and Recreation Specialist (RRS); Born and raised in Meagher County, Montana. Specializing in residential, new construction, commercial, land, subdivisions, farm and ranch, horse properties and recreational properties. Enjoys spending time outdoors, working on the ranch, and spending time with her husband and three children.

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