



LIVE WATER
PROPERTIES

HUNTING | RANCHING | FLY FISHING | CONSERVATION

SUN RIVER EQUESTRIAN ESTATE

GREAT FALLS, MONTANA

66.8 ACRES | \$2,500,000

Set in the heart of Big Sky Country and boasting nearly a mile of the Sun River, irrigated bottom ground, mature trees, fish, and diverse game, Sun River Equestrian Estate offers almost limitless recreational opportunities. The turnkey horse facilities are modern, well-planned, and organized. A new owner will find an outstanding value with limited maintenance and upkeep.

The property is ideal for the equestrian enthusiast with their own remuda or an excellent fit for the horse or dog trainer looking for a commercial training or boarding operation. For those not bitten by the horse bug, this property presents an opportunity as a personal residence for professionals seeking a serene countryside ambiance while remaining conveniently close to both work and urban amenities. Additionally, the property could be used as a wedding or event venue and would be a good candidate for a conservation easement. The possibilities are near limitless.

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At a Glance

- ± 66.8 acres
- ± 51 flood irrigated acres with ample water rights
- Two comfortable modern homes
- 72' X 140' indoor arena with three stalls and an outdoor round pen
- Eight separate paddocks with shelter
- Three horse-safe fenced pastures
- Multiple outbuildings for equipment, hay, storage, and tack
- 0.85 mile of Sun River frontage
- Less than 10 minutes from Great Falls International Airport
- Under an hour to Bob Marshall Wilderness
- Great view of the Rocky Mountain front
- 35 minutes to some of the world's best trout fishing on the Missouri River near Craig, MT

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