

An aerial photograph of a river winding through rolling green hills. The river is light-colored, possibly due to sand or silt, and curves through the landscape. The hills are covered in lush green grass and some scattered trees. The sky is a mix of soft pinks, oranges, and blues, indicating a sunset or sunrise. The overall scene is peaceful and scenic.

# Judith Breaks Ranch

LEWISTOWN, MONTANA

LIVE WATER  
P R O P E R T I E S



Hunting | Ranching | Fly Fishing | Conservation



# Judith Breaks Ranch

Lewistown, Montana

1,780 Acres | Offered at \$4,750,000



Nestled in the heart of Central Montana, the Judith Breaks Ranch stands as a captivating oasis where Sage Creek meets the famed Judith River. This piece of paradise offers varying topographies and multiple distinctive habitat types. Mule deer, whitetail deer, Hungarian partridge, sharp-tailed grouse, and pheasants call this property home. The ranch encompasses over 1,780 deeded acres and an additional 480-acre state lease, providing a haven for a diverse array of wildlife and offering a myriad of recreational opportunities for outdoor enthusiasts. The ranch boasts over one mile of Judith River frontage, 0.4-mile of Sage Creek, and excellent water rights, which include approximately 85 acres of irrigation rights.

## Contact

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## Location

Judith Breaks Ranch is located approximately 25 minutes northwest of the growing town of Lewistown and under 10 minutes east of the small farm community of Denton. Lewistown is the county seat of Fergus County in the geographical center of Montana. Previously known as a retirement community of 6,000 people, Lewistown is growing as new tech and energy companies move their headquarters to the area. Known for its safe and quiet community, endless access to recreation, and its rich varying ecosystems that change in each direction you travel from town, Lewistown is the place for an explorer.











## Agriculture

**Water:** The property has been deliberately and meticulously thought-out in regards to water. There are several dams and a pipeline system that fills seven tanks, each with independent shutoff valves pumped from Sage Creek.

**Lease:** An additional 480-acre state lease conveys with the property, which is renewed every ten years.

**Cattle:** The property is rated at 100+ AU with steer weights of 725 lbs when shipped around October 10.

**Crop:** The property yields three ton/acre dryland hay, barley, and alfalfa. When planted in wheat, average yields have been around 60 bushel/acre dryland.









## Improvements

There are minimal improvements on the ranch. There is a 1950s farmhouse that has been vacant for a few years and sits near the confluence of Sage Creek and the Judith River. Additionally, corral systems and a calving barn are located near the home.





















## Hunting & Wildlife

For hunters, the area around the ranch is a paradise teeming with opportunities to pursue a variety of game species. Pheasants Forever has ranked Lewistown as “The #2 Best Bird Hunting Town in America,” highlighting the region’s reputation for exceptional bird hunting experiences. Hunters can expect to encounter a diverse array of game within a short distance, including sage grouse, pheasant, mountain grouse, sharp-tailed grouse, and Hungarian partridge.

Mule deer, whitetail deer, moose, bighorn sheep, mountain goats, black bears, mountain lions, and bison all reside in this area of Montana. The Snowy Mountains boasts one of the largest elk herds in the world, which has been surveyed at over 10,000 animals. Whether seeking a mixed bag hunt or targeting a specific species, the hunting opportunities in this area are sure to satisfy the most discerning of sportsmen.

The ranch is located primarily in hunting unit 426 - known for exceptional sized mule deer and elk. Typically, several bulls over 400” are harvested in this unit annually, and mule deer greater than 170” are commonly harvested. A small parcel is located in hunting unit 419, which is a general hunting unit for elk and deer. The ranch is situated 2.5 miles south of the popular recreational attraction - the Beckman Wildlife Area, which encompasses 6,600 acres of land that is open to the public.

Occasionally, elk and turkey are seen on the ranch, and through habitat improvements, those species could become more prevalent.





## Live Water

**Gigantic Warm Spring**, a natural phenomenon showcasing the power and beauty of geothermal features, surfaces roughly 15 minutes east of the ranch and flows northwest into the Judith River downstream of the ranch. The spring is considered the world's largest warm spring and third largest natural spring, flowing at 50,000 gallons of 68-degree water per minute.

**Big Spring Creek** flows into the Judith River a couple of miles upstream of the ranch. This artesian spring emerges from the Madison-Limestone aquifer formation on the north slopes of the Big Snowy Mountains. It pumps from 50,000 to 64,000 gallons of 52-degree, mineral rich water per minute, all year round.





## Fishing

There are abundant fishing opportunities on and around the property, including both world-class fly fishing and exceptional spin fishing. The ranch is also near Fort Peck Reservoir, which has held the title of “America’s best walleye fishery” many times.

Due to water temperature, Big Spring Creek is a consistent fishery for rainbow and brown trout. It is known for its 3,000+ pounds of trout per mile, which averages 18” deep and 30’ wide in its upper section. Gigantic Warm Spring can be great fishing for smallmouth bass and rainbow trout.

The Judith River originates in the Little Belt Mountains to the south and has excellent trout fishing on its upper sections. However, in the Judith Breaks Ranch section, one can expect a warm water fishery, which includes smallmouth bass, sauger, drum, goldeneye, catfish, and some trout. Whether you want to toss in a line on the ranch or drive an hour, you can expect to fish some of the most diverse fisheries in the country.





## Summary

In conclusion, the Judith Breaks Ranch is not merely a piece of land, but a gateway to a world of natural wonders and outdoor adventures waiting to be explored. From the rejuvenating waters of the Giant Warm Spring to the rich history preserved in local museums, visitors to this region are treated to a diverse array of attractions that showcase the beauty and heritage of Central Montana. Whether fishing on Big Spring Creek, hunting for elk and deer, or exploring the vibrant bird hunting opportunities that abound in the area, there is no shortage of ways to immerse oneself in the splendor of this captivating corner of the West.







# Property Details

Lewistown, Montana | 1,780 Acres

Offered at: \$4,750,000

## LOCATION

25 minutes northwest of Lewistown, Montana

10 minutes east of the small farm community of Denton, Montana

## AGRICULTURE:

Water management includes several dams and a pipeline system filling seven tanks

An additional 480-acre state lease, renewable every ten years

Supports 100+ Animal Units (AU) with steer weights of 725 lbs

Crops include 3 tons/acre dryland hay, barley, alfalfa, and wheat with yields of 60 bushel/acre

## HUNTING:

The ranch is in hunting unit 426, known for large mule deer and elk

## FISHING:

Big Spring Creek supports rainbow and brown trout, with over 3,000 pounds of trout per mile

Warm water fishing, on the Judith River offers a diverse fishery including smallmouth bass, sauger, drum, goldeneye, catfish, and trout

## CONTACT

For more information please contact

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Brokers representing well-qualified prospective buyers are welcome to enquire and are cordially invited to contact Live Water Properties for information regarding cooperation policies.

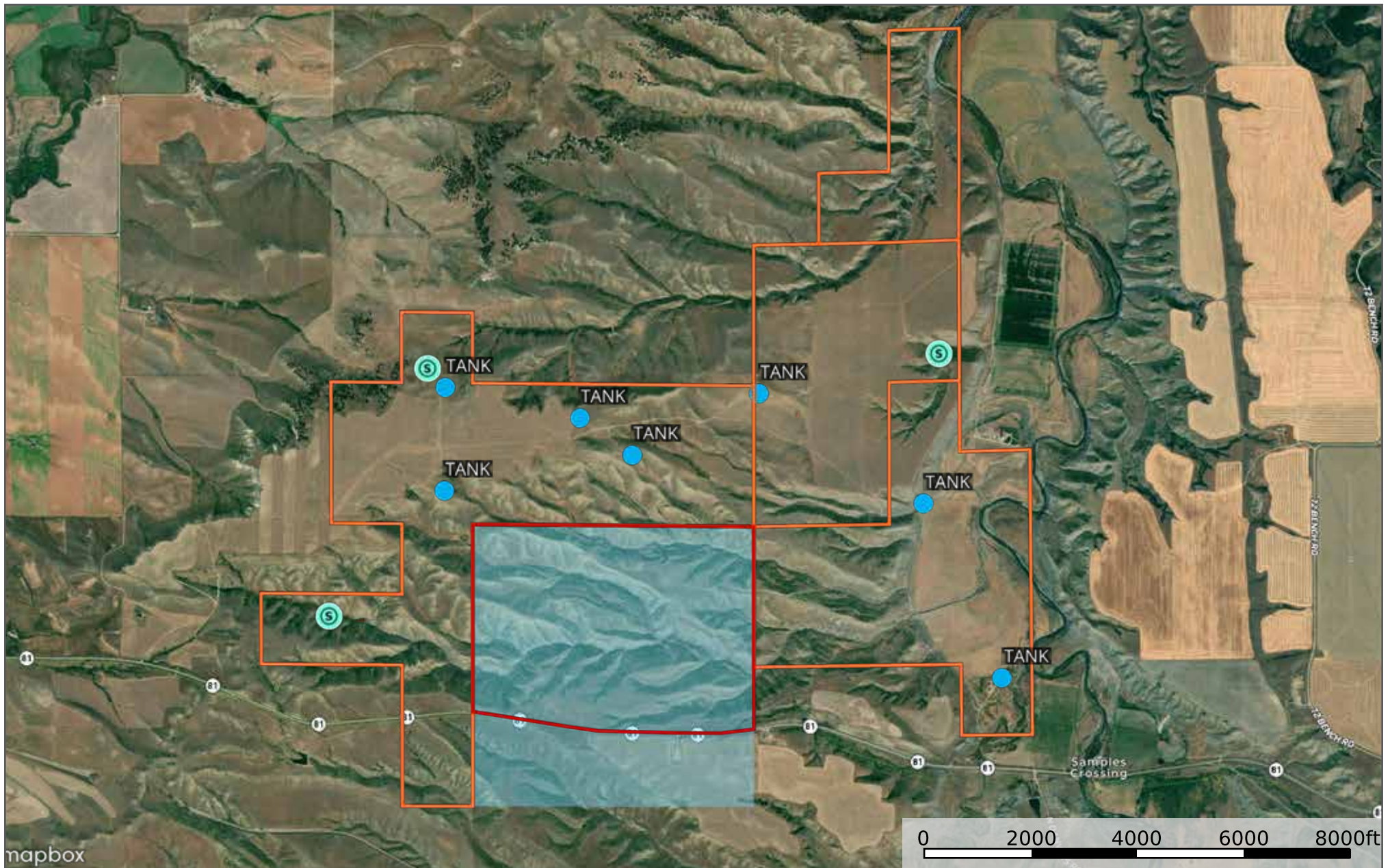
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1) This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you. 2) Of provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accu



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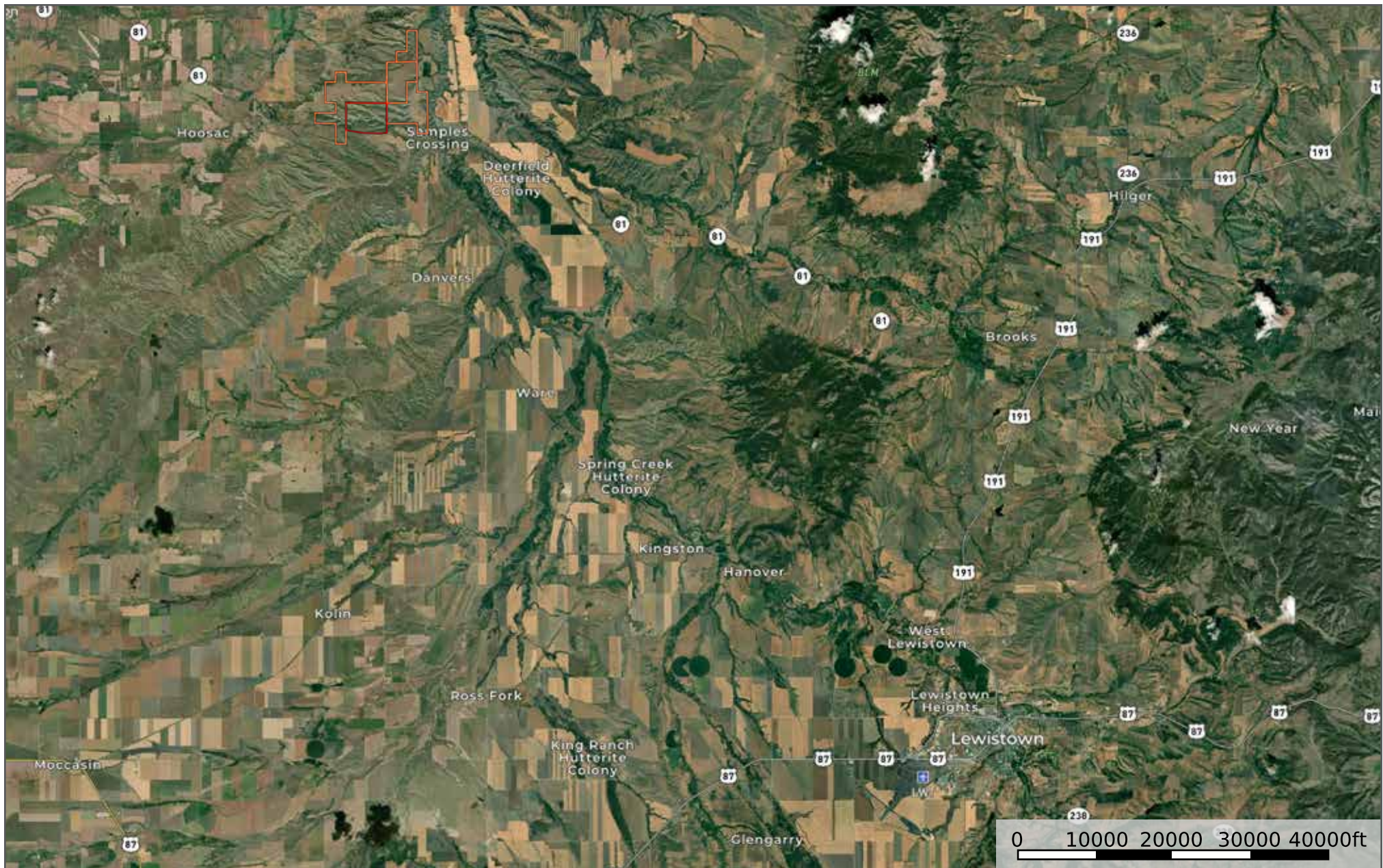
## Judith Breaks Ranch - Aerial Map

••Maps are for visual aid only accuracy is not guaranteed.



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## Judith Breaks Ranch - Location Map

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