

Yellowstone Wildlife Refuge

POMPEY'S PILLAR, MONTANA

LIVE WATER
PROPERTIES



Hunting | Ranching | Fly Fishing | Conservation

Yellowstone Wildlife Refuge

Pompey's Pillar, Montana

2,958 Acres | Listed at \$7,950,000



Contact

Zach Robbins, Sales Associate

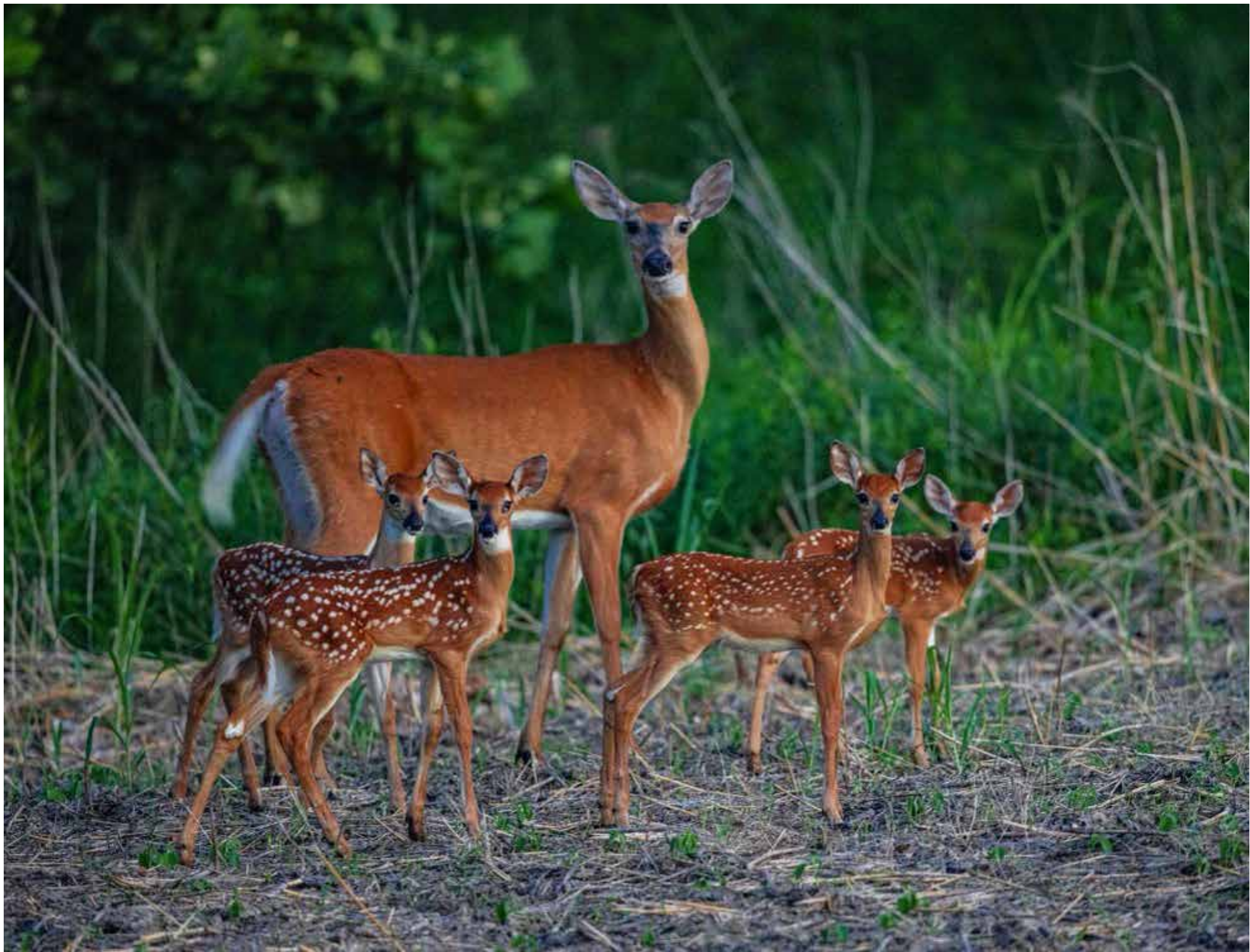
406.861.6545 | zach@livewaterproperties.com

www.livewaterproperties.com

The Yellowstone Wildlife Refuge, encompassing approximately 2,958 deeded acres, is a haven of natural beauty and ecological diversity. The land stretches from the lush cottonwood bottoms along the Yellowstone River to rolling hills covered in ponderosa pines, creating a wide array of habitats that support a variety of wildlife including trophy elk and white-tailed deer, pheasants, sharptailed grouse, turkey, waterfowl, and mule deer. This ranch has a bit of everything for the recreationalist, and is conveniently located 40 minutes from the Billings-Logan International Airport.

The ranch includes roughly 1.5 miles of the Yellowstone River, nearly 2.5 miles of creek, sloughs, ponds, several springs, stock tanks, and an irrigation canal with unlimited shares. There are fishing opportunities on the ranch. Elk in this area are known for their trophy class, with some bulls exceeding 400 inches. White-tailed deer can consistently be found in the 145" to 165" range. The ranch has historically been run as a cow-calf operation with three homes and several outbuildings.







Agriculture

The ranch features approximately 125 acres of irrigated land, 1,030 acres of improved pasture and dryland hay, with the remaining area dedicated to open pasture. The irrigated fields are planted with alfalfa, hay barley, and triticale. Additionally, 230 acres of river bottom serve as a horse pasture and wintering grounds for cattle. Each year, the ranch yields over 900 tons of hay, providing more than enough for its operations.





Improvements

The property features two farmhouse-style homes, a manufactured home, several outbuildings, and a well-equipped machine shop. The fencing and cattle handling facilities are in good condition, reflecting the property's functionality as a working operation. While no unnecessary upgrades have been made, regular maintenance has been carefully upheld. A new pivot irrigation system was installed a few years ago, with the option for additional pivots if desired by a future owner.







River Bottom

The property is brimming with wildlife, including turkeys, upland birds, waterfowl, and white-tailed deer, which thrive among the cottonwoods, willow thickets, and Russian olive groves. In addition, the area is home to a smaller population of mule deer, along with occasional sightings of elk and bears.





Habitat

The presence of creek bottoms, ponderosa pines, cottonwood lowlands, crop ground, grasslands, and abundant water sources on the property, creates an ideal environment for supporting a healthy ecosystem and attracting many wildlife. This diverse mix of habitats contributes to the refuge's ability to produce large white-tailed deer and elk while sustaining great bird numbers.





Fishing

Nestled between Fly Creek and the renowned Bighorn River, this section of the Yellowstone River offers a unique fishing experience. While a few cold-water species, like trout, can be found. Anglers will have more success targeting smallmouth bass, walleye, sauger, and catfish, with fishing conditions reaching exceptional levels during certain times of the year. Though the river's rocky bottom makes navigation challenging, boats can still be launched directly from the ranch shore, despite the absence of a concrete ramp.

Property Details

Pompey's Pillar, Montana | 2,958 Acres

Listing Price: \$7,950,000

IMPROVEMENTS

Two farmhouse-styled homes

Manufactured home

Several outbuildings

Machine shop

Fenced pastures

Cattle handling facilities

New pivot system installed a few years ago

ACREAGE

125 irrigated acres- alfalfa, hay barley, and triticale

1,030 acres of improved pasture/ dryland hay

~900 tons of hay produced yearly

Creek bottoms, ponderosa pines, cottonwood

lowlands, crop ground, and grasslands

Abundant water sources

WILDLIFE

Turkey, upland birds, waterfowl, white-tailed deer,

elk, mule deer, and bears

LOCATION

Five miles east of Pompey's Pillar

30 miles east of Billings, Montana

One and a half hours from Red Lodge, Montana

Under two hours from Sheridan, Wyoming

CONTACTS

For more information please contact

Zach Robbins at 406.861.6545

or zach@livewaterproperties.com

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

Notes:

1) This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you. 2) Offering subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee. 3) Live Water Properties LLC represents the Seller as a Seller's Agent.





Yellowstone Wildlife Refuge - Aerial Map

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



LIVE WATER
PROPERTIES

www.livewaterproperties.com



Yellowstone Wildlife Refuge - Location Map

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



LIVE WATER
PROPERTIES

www.livewaterproperties.com