



Bowman Creek Ranch

ASHLAND, MONTANA



Hunting | Ranching | Fly Fishing | Conservation



BOWMAN CREEK RANCH

Ashland, Montana

3,350 Acres | Listing Price: \$7,499,000

Located in the heart of Southeastern Montana's wild and scenic Rosebud County, this ±3,350 deeded-acre ranch—plus a centrally located 640-acre BLM lease—offers a rare blend of seclusion, productivity, and world-class recreational opportunities. Only six miles south of Ashland on the banks of the Tongue River, the property features an ideal mix of river frontage, rolling grasslands, timbered draws, and rugged pine hills that support impressive wildlife populations and striking natural beauty. Whether you're a big game hunter, upland bird enthusiast, or an investor seeking a legacy holding, this ranch checks every box.

Contact

Zach Robbins, Sales Agent

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www.livewaterproperties.com

WATER AND MINERAL RIGHTS

All appurtenant water and mineral rights, if any, will convey at closing. The seller makes no representations or warranties regarding the status, extent, or validity of these rights. Buyers are encouraged to conduct independent due diligence on both water and mineral interests.





THE RANCH

Spanning approximately 4,000 total acres, Bowman Creek Ranch includes $\pm 3,350$ deeded acres and a 640-acre BLM lease nestled within the heart of the property. Elevations range from 2,900ft along the Tongue River bottom to 4,200ft in the pine-covered hills, offering dramatic terrain diversity and sweeping views. This variation supports both agricultural productivity and rich wildlife habitat across riparian zones, native grasslands, and timbered ridges.

The riparian area includes two working pivots irrigating alfalfa fields, yielding three cuts annually and producing approximately 700 bales. An additional 13 acres are planted with a custom 10-seed mix cover crop—featuring millet, peas, sorghum, and more—to enhance soil health and wildlife forage. The ranch currently supports a well-managed 150-head cattle operation, with multiple fenced pastures allowing for strategic rotational grazing. This system preserves key wildlife corridors, especially for elk, which frequently move between the hills and river bottom. A modern corral system, built within the last decade, enhances operational efficiency.



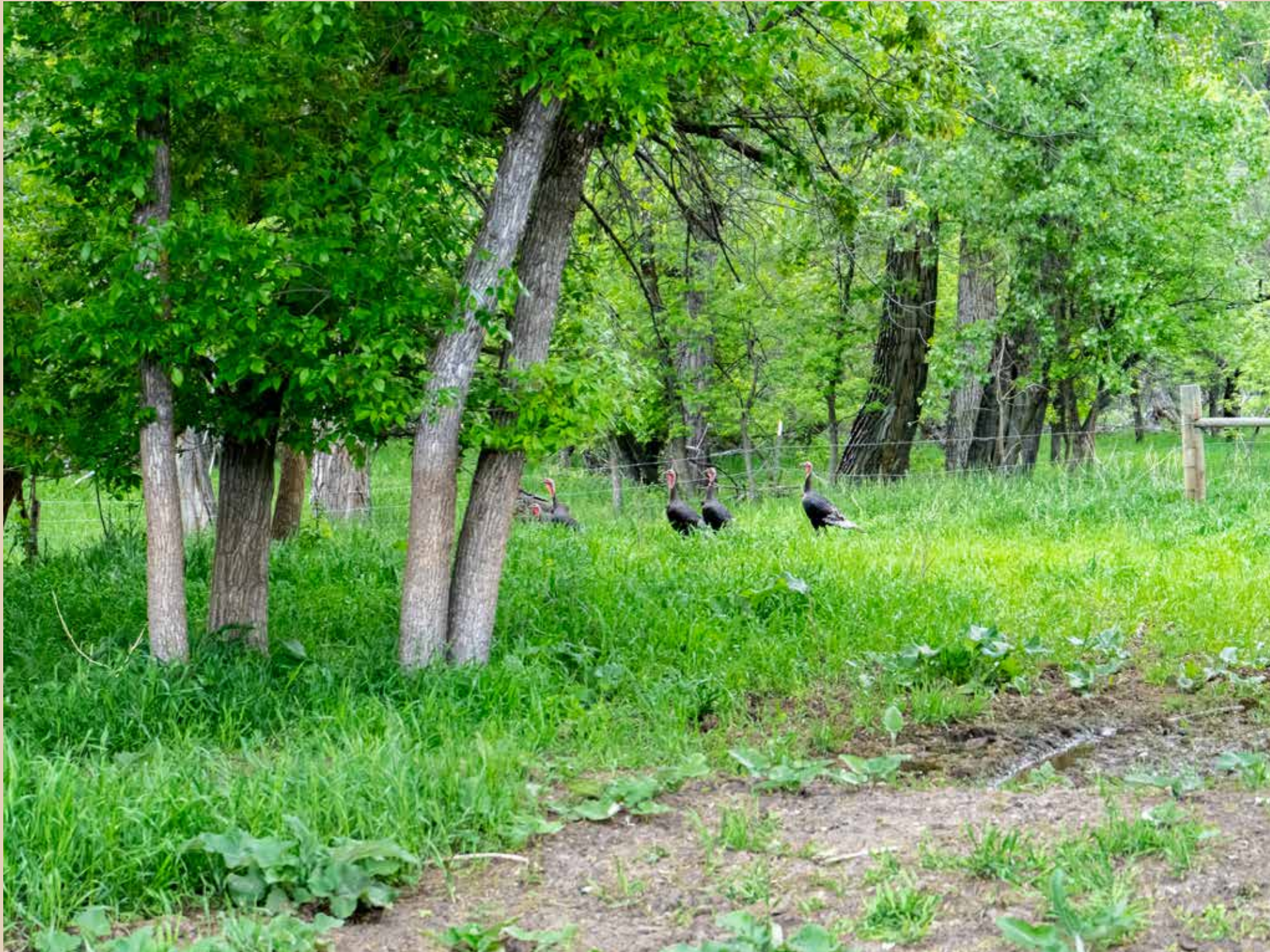
IMPROVEMENTS

The ranch headquarters include a recently remodeled, modest three bedroom, one bathroom home that is clean, comfortable, and practical. Supporting infrastructure includes a new septic system and well house for consistent utilities.

The highlight of the improvements is a newly constructed, insulated 30' x 80' shop featuring in-floor heat and two 12ft bay doors. Inside, you'll find a full kitchen and a loft-style guest apartment—ideal for visitors, hunting clients, or on-site staff. This dual-purpose building adds value to both operational efficiency and hospitality.



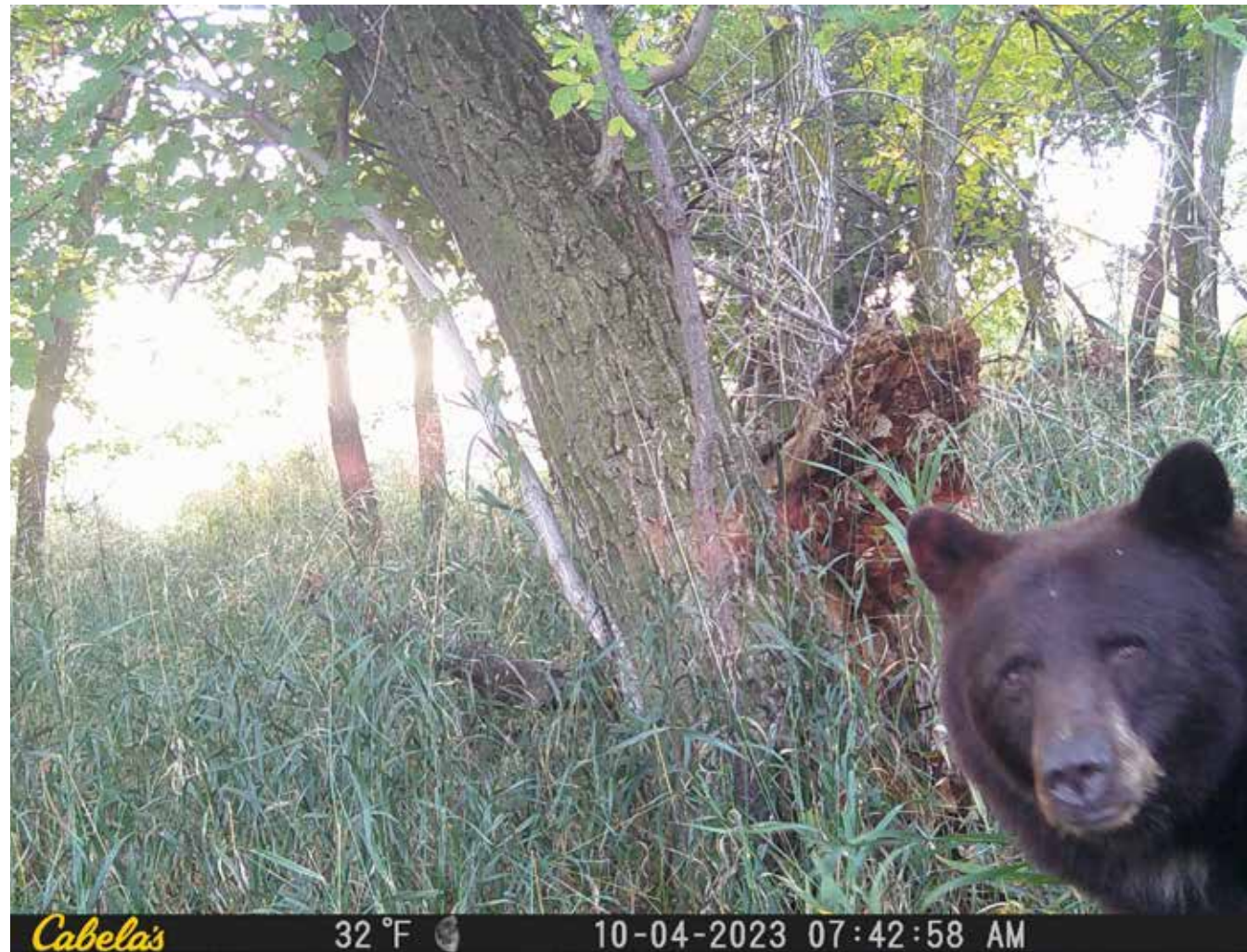




WILDLIFE AND HUNTING

Bowman Creek Ranch offers one of the most diverse and dynamic wildlife experiences in Montana. From the Tongue River to the pine ridges, the land supports elk, whitetail and mule deer, antelope, black bear, mountain lion, sharp-tailed grouse, pheasant, and wild turkey. Mature 6-point bull elk are often spotted on the property, and trophy bulls have been harvested both here and in surrounding areas.

In early fall, before the river freezes, ducks and geese flock to the area, creating excellent waterfowl hunting opportunities. The river corridor and surrounding fields serve as key flight paths and feeding zones. It's common to see over 100 whitetail deer feeding in the alfalfa bottoms each evening. For anglers, the Tongue River offers exceptional bass and walleye fishing—just steps from the back door. The recreational potential here is outstanding.





WATER RESOURCES

The ranch is exceptionally well-watered. It holds historic water rights from the Tongue River dating back to 1892—predating the reservoir and dam system—providing superior reliability and seniority over newer allocations. These rights support the irrigated pivots and overall riparian health.

Additional water sources include multiple year-round freshwater springs, two working wells, and eight reservoirs. The owner is also investing in a six-mile pipeline project to distribute water from a newly drilled well to higher-elevation pastures. This infrastructure will improve grazing flexibility and enhance habitat in previously dry areas—further boosting the ranch’s long-term sustainability.





Location

The ranch lies in a region known for abundant wildlife, sweeping landscapes, and expansive skies. It is located just one hour from the Tongue River Reservoir—an increasingly popular destination for boating, fishing, and camping—and two hours from Montana’s largest city, Billings, which offers commercial air service, medical facilities, and full urban amenities. The charming mountain town of Sheridan, Wyoming, is located 100 miles to the south, positioning the property between two dynamic communities while preserving total privacy and rural serenity.

SUMMARY

Bowman Creek Ranch is a rare offering in Southeastern Montana: a highly functional ranch combining productive land, diverse wildlife, secure water rights, and quality improvements. With nearly 4,000 acres of deeded and leased land, the property offers irrigated hay production, strong grazing capacity, and premier recreational appeal in one seamless package.

Historic water rights, trophy wildlife, a working cattle operation, and direct access to the Tongue River make this a truly one-of-a-kind ranch. With proximity to Billings, Sheridan, and the Tongue River Reservoir, Bowman Creek Ranch delivers privacy, production, and lifestyle—worthy of legacy ownership.



BOWMAN CREEK RANCH

±3,350
A C R E S

LOCATED IN ASHLAND, MONTANA

LISTED AT
\$7,499,000

A ±3,350-ACRE RANCH IN ROSEBUD COUNTY, MT WITH RIVER FRONTAGE,
DIVERSE TERRAIN, AND EXCEPTIONAL RECREATION.

IMPROVEMENTS

- Remodeled three-bedroom, one-bathroom ranch house with new septic and well
- Newly built 30x80 insulated shop with in-floor heating
- Full kitchen and guest apartment with loft inside the shop
- Dual-purpose setup ideal for operations, guests, or staff

LOCATION

- Located in scenic Rosebud County, Southeastern Montana
- Six miles south of Ashland on the Tongue River
- One hour to Tongue River Reservoir for boating & fishing
- Positioned between Billings, MT & Sheridan, WY for easy access with privacy



Zach Robbins

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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.

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.

BROKER INFORMATION

Experience: **January 2024 – Present**
Associate Broker, Live Water Properties, LLC (Idaho and Colorado)

2022-2024

ROVE Exchange/NAI Business Properties

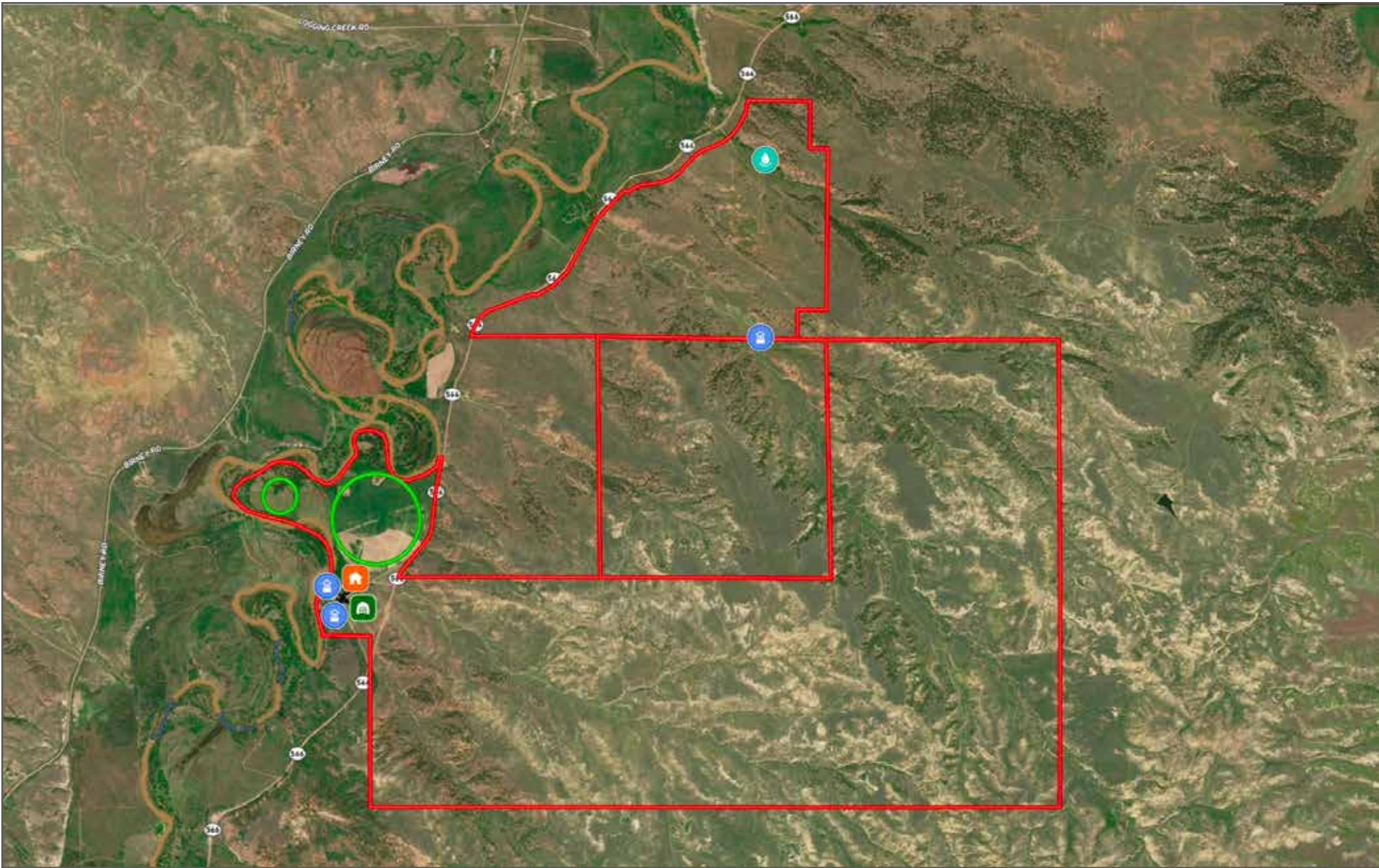
2021-2022
Top Hand Realty

2019-2021
Allied Investment Advisors

Affiliations: Vice President Hilands Golf Course, Foundations Board Member Special K Ranch, Member of Ducks Unlimited, and Member Pheasants Forever

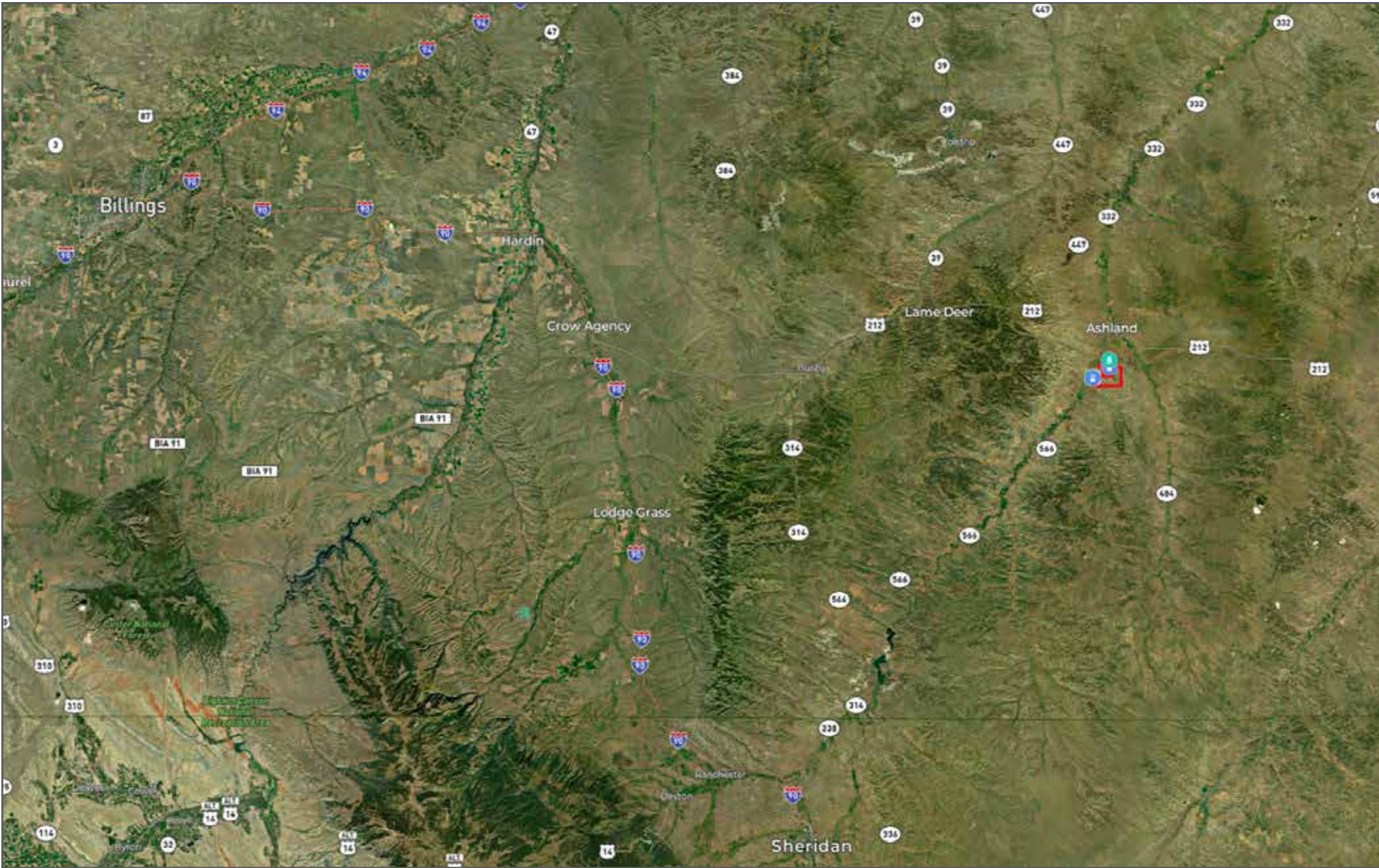
Education: Bachelors of Mass Communication and English, Montana State University-Billings
Master's in Education, Montana State University-Billings

Personal: After earning a Mass Communication, English, and Master's in Education degrees from Montana State University-Billings, Zach worked in education teaching at the college level, as well as the high school level, before deciding to move into the private sector. Zach worked as a financial advisor for a year and a half before making the transition to real estate. Since 2004, Zach has been brokering deals and investing in his own real estate portfolio by utilizing the 1031 exchange process, thus making it an easy conversion to real estate. Zach's professional integrity and attention to detail allow him to provide trustworthy advice and impeccable service to his clients. His focus at ROVE Exchange is working through the 1031 exchange process with Ag clients who are looking to move into commercial real estate investments.



Bowman Creek Ranch - Aerial Map

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



Bowman Creek Ranch - Location Map

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