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WINDANCER RANCH

YELLOWSTONE COUNTY

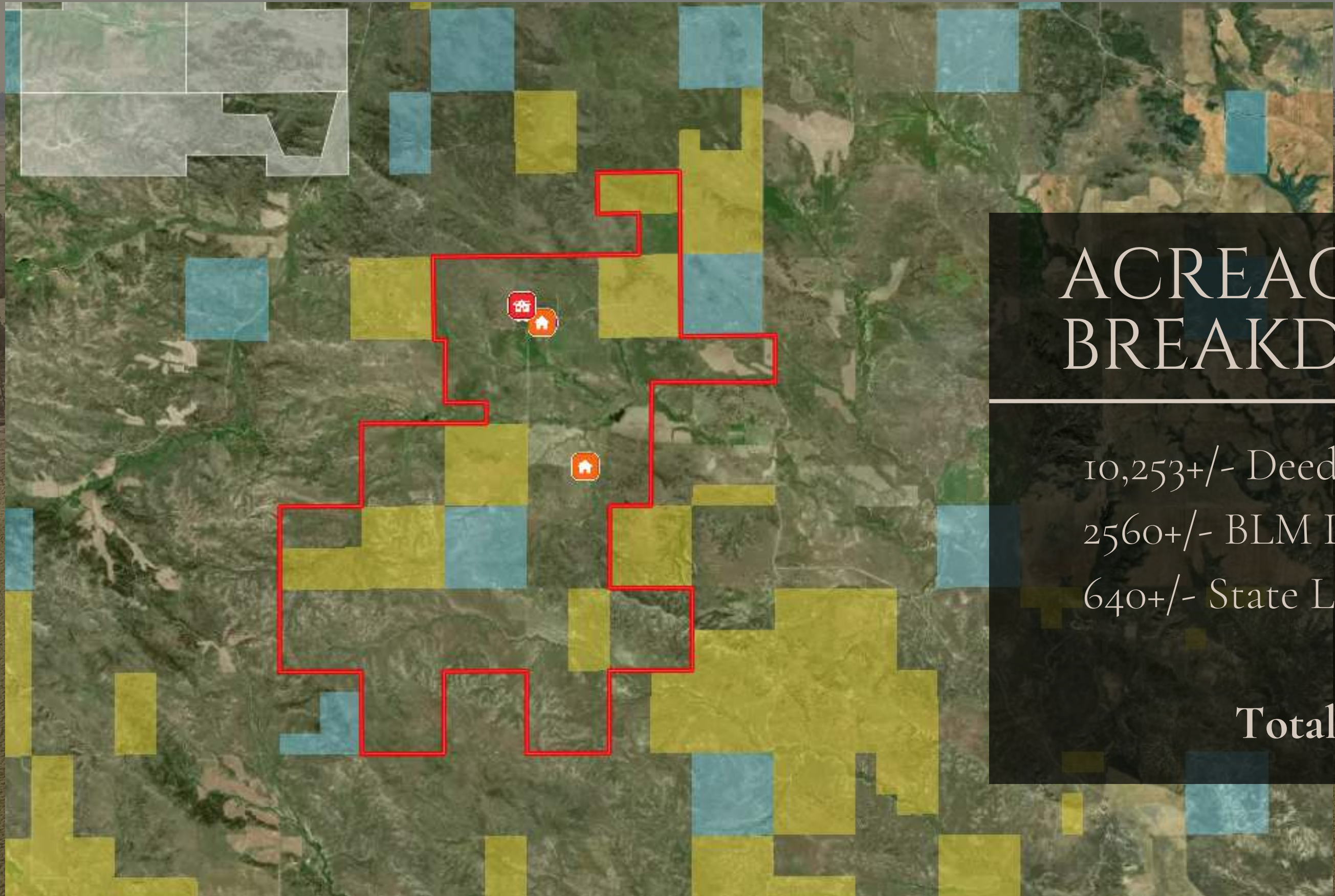
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PROPERTIES | REALTY & AUCTION
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PROPERTY SPECIFICATIONS

The Windancer Ranch

\$26,500,000

The Windancer is located in one of the most sought-after locations in Montana, The Bull Mountains. A beautiful 2,288 square foot log home on the property overlooks Buffalo Creek, providing unmatched early morning views of the resident Elk, Mule Deer, and Antelope herds that call this property home. Productive hay fields are strategically placed with wildlife management in mind, surrounding a 10-acre spring fed reservoir stocked yearly with Yellowstone Cutthroat Trout. Populations of elk exceeding 300 head are common on the ranch, and unlike other areas of The Bulls the elk are not seasonal, they call this ranch home year-round. Numerous elk have been harvested here over the years, some scoring well over 360", and in recent years a set of 410" sheds were found within the ranch boundaries.



ACREAGE BREAKDOWN

10,253+/- Deeded Acres

2560+/- BLM Lease

640+/- State Lease

Total: 13,453+/- Acres



PROPERTY IMPROVEMENTS

The Windancer is well equipped with 3 different housing options. The home favored by the owners is a beautiful Log Home built in 1977 and later remodeled in 1998. The owners selected a perfect location to build this 2,288 square foot log home. A lightly timbered driveway leads to the entrance of the home, where exceptional craftsmanship is evident immediately. While entering the house through the wrap-around deck you are greeted with impressive vaulted ceilings in the main living area as well as a cozy fireplace to hunker up around after cold morning hunts on the ranch. Continuing past the living area you'll find the kitchen, accentuated with high-end amenities including tiled floors, granite countertops, and stainless-steel appliances. An oversized two car garage is attached to the house by way of a large mud room that includes a half bath, perfect for cleaning up when coming in from outside. An additional pole barn for dry storage of equipment, vehicles and ATV's is easily accessible near the log home entrance as well.



In addition to the main residence, the Windancer Ranch features two additional homes: a manager's house overlooking Buffalo Creek, complete with working corrals, barns, a shop, and sheds—perfect for handling day-to-day operations—and a 1,252 sq. ft. hunting cabin known as Elk Camp. Located on the south side of Buffalo Creek, Elk Camp is a fully equipped 3-bedroom, 2-bath home where many hunts begin, with easy access to stands, water holes, and prime elk country. After the day's hunt, the fire pit and deck offer the perfect setting to unwind while listening to bulls bugle across the fields.



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GENERAL OPERATION

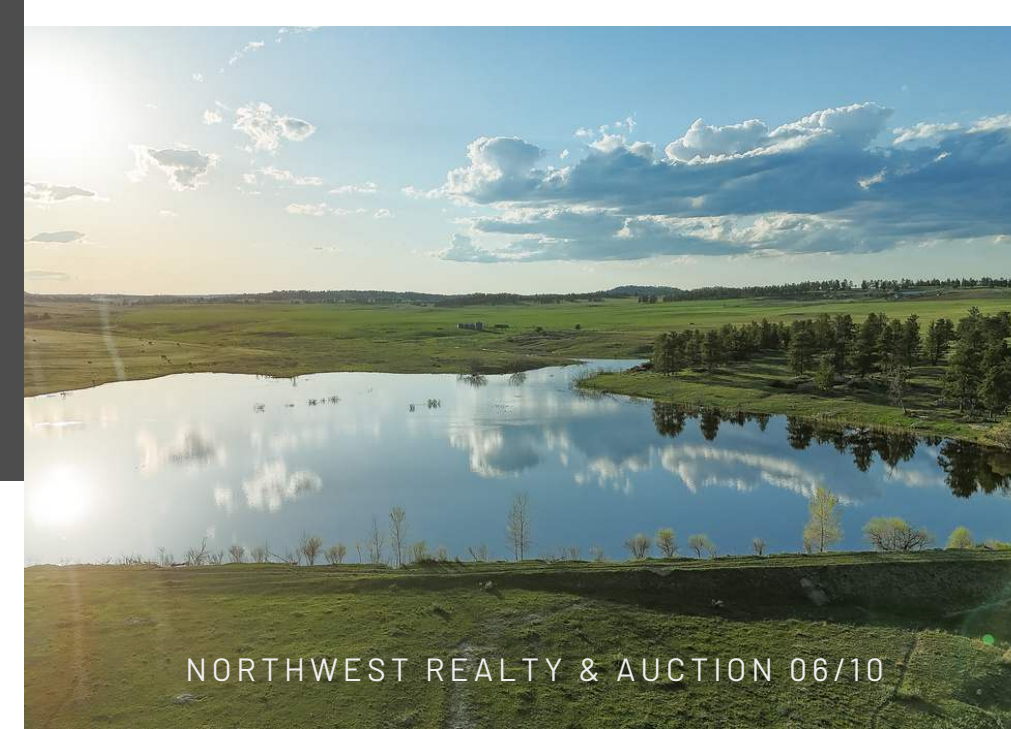
The current owner has run as many as 500 mother cows on The Windancer, and on wetter years is confident the ranch could run more. As a result, income potential on the ranch is significant, especially considering current cattle prices at an all time high. Historically the owner would calve out on Buffalo Creek, and then move the cows to the south in Antelope Creek for the summer, bringing them home in late October or early November to wean and sell.

Between hay fields on the ranch and the hay barley/oats planted in the tilled acres, a good year with plenty of rain can guarantee all the feed a cattle herd would need. Up to 800 ton of hay has been produced on the ranch when properly fertilized and sprayed. The Windancer is a self-sustaining operation with a profitable bottom line.

WATER RESOURCES

The Windancer Ranch is among the best-watered properties in the area, offering versatility and long-term reliability. A spring-fed reservoir—known to hold strong even through the driest years—serves as a dependable water source. In addition, multiple wells and an extensive waterline system ensure consistent supply across the ranch. This becomes especially valuable during the late summer months when livestock rely on steady access to water.

Water rights will be provided upon request.



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WILDLIFE

Elk, mule deer, and antelope can often be seen roaming the lush hay fields that surround a stunning 10-acre spring-fed reservoir—stocked annually with Yellowstone Cutthroat Trout.

The Windancer Ranch is in the 590 special permit area. With having Landowner Preference this permit has very high odds of drawing year after year. Last year odds were 100% draw for both resident and non-resident for archery. The rifle permit was 70% for residents and 100% for non-residents. The ranch is home to a resident elk herd that frequently exceeds 300 head—a rarity in this region of The Bulls, where elk are often seasonal. This year-round presence is a testament to the property’s ideal habitat and natural resources. Trophy bulls are no stranger here; numerous elk scoring over 360" have been harvested on the ranch, including an impressive set of sheds measuring 410".



HUNTING
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Wade Keller

REAL ESTATE HUNTING/RANCH SPECIALIST

Wade Keller comes from a long line of Montana ranchers and was raised along the Yellowstone River, where hard work and strong values were a way of life. With deep roots in the land and a lifetime of experience in production agriculture, Wade understands what it takes to manage and improve a property—from installing water systems and cross fencing to bringing dryland under irrigation. He's hands-on and never afraid to roll up his sleeves.

Wade brings that same practical know-how to real estate. He knows the Yellowstone and Big Horn River Valleys like the back of his hand and has a sharp eye for land potential—especially when it comes to ranches and recreational properties. As a hunting property specialist, Wade understands what makes a great piece of ground for wildlife habitat and sportsmen alike. Whether you're buying or selling, you can count on Wade for straight talk, honest deals, and a handshake you can trust. If you're looking for someone who lives and breathes Montana land, give Wade Keller a call.

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