

WWW.NORTHWESTRANCHLAND.COM

YELLOWSTONE COUNTY

BUFFALO CREEK RANCH

UC RANCH[®] | NORTHWEST
PROPERTIES REALTY & AUCTION
A Division of United Country Real Estate

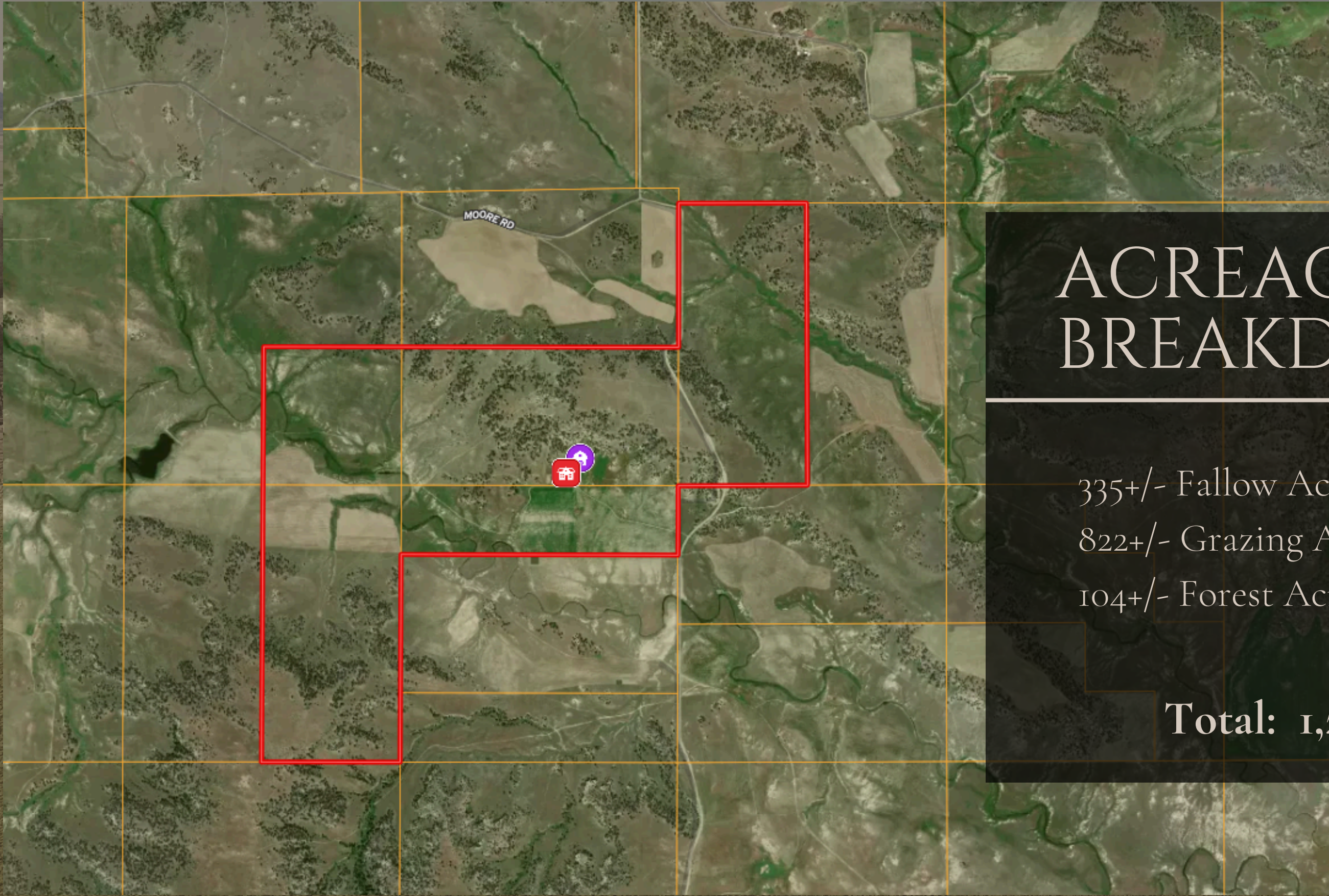
PROPERTY SPECIFICATIONS

The Buffalo Creek Ranch

\$6,000,000

Buffalo Creek Ranch sits in the heart of Montana's coveted Bull Mountains and offers premier hunting, hay production, and year-round wildlife presence. A custom 2,283 sq. ft. log home built in 2004 overlooks Buffalo Creek, with sweeping views of resident elk, mule deer, and antelope. The ranch features over 335 acres of productive grass/alfalfa hay fields and borders 640 acres of landlocked BLM, providing direct access to prime, timbered bedding grounds. Located in the 590 special permit area, the property qualifies for Landowner Preference—with recent draw odds reaching 100% for both residents and non-residents during archery season, and up to 100% for rifle as well.





ACREAGE BREAKDOWN

335+/- Fallow Acres

822+/- Grazing Acres

104+/- Forest Acres

Total: 1,261+/- Deeded Acres

PROPERTY IMPROVEMENTS



Buffalo Creek Ranch is well-equipped for both comfort and functionality, featuring a 2,283 sq. ft. custom log home built in 2004 with 2 bedrooms, 2 bathrooms, and an attached two-car garage—all thoughtfully positioned to take in the scenic views of Buffalo Creek. Supporting the ranch's operation is a 40'x100' shop built in 2003 for equipment storage, and a 36'x60' barn complete with a corral system featuring automatic waterers, a maternity pen, and a tack room. Every improvement on the property was built with purpose, combining ranch efficiency with the rustic charm expected of a high-end Montana property.





UT RANCH | **NORTHWEST**
PROPERTIES | REALTY & AUCTION
A Division of United Country Real Estate



NORTHWESTRANCHLAND.COM



GENERAL OPERATION

This property offers a balanced blend of production and wildlife habitat, with over 335 acres of mixed grass and alfalfa hay fields providing both valuable feed and a natural draw for resident game. These productive fields are well-positioned across the ranch, supporting livestock while enhancing the overall ecosystem. Bordering 640 acres of landlocked BLM ground, the land also benefits from direct access to heavily timbered bedding areas—ideal for both wildlife management and extended grazing or hunting potential.

WATER RESOURCES

Water resources on the ranch are well-developed and thoughtfully distributed, supporting both livestock and wildlife across the property. In addition to seasonal flow from Buffalo Creek, two developed springs and a reliable 35 GPM well supply water to all ranch structures and multiple stock tanks. A second 9 GPM well on the northeastern portion ensures consistent access to water in more remote grazing areas.

All associated water rights will transfer with the sale, with full documentation available upon request.





RANCH[®] PROPERTIES

A DIVISION OF UNITED COUNTRY REAL ESTATE

NORTHWEST REALTY & AUCTION





WILDLIFE

Located in Montana's sought-after 590 special permit area, the property benefits from Landowner Preference, offering excellent odds for big game tags year after year. In 2023, archery permits were drawn at 100% for both residents and non-residents, while rifle tags saw a 70% success rate for residents and 100% for non-residents. The region's semi-arid climate brings distinct seasons—warm, dry summers averaging in the mid-80s and winters with roughly 40 inches of snowfall—along with about 13 inches of annual rainfall, making it well-suited for both ranching operations and year-round recreation. This landscape is also home to thriving populations of Elk, Mule Deer, and Antelope that roam the property year-round.



HUNTING
PROPERTIES
powered by  **REALTREE**





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.

CONTACT INFO

P: 406.861.7159

O: 406.654.2881

WADE@NORTHWESTREALTYMT.COM

NORTHWESTRANCHLAND.COM

NORTHWEST REALTY & AUCTION

210 US Hwy 2 Malta, MT