



TEIGEN RANCH \$ 21,000,000

PHILLIPS REALTY

Phillips Realty has been specializing in Farm and Ranch transactions in Central Montana since 1982. Our emphasis has been on all phases and sizes of agricultural and recreational properties including Mountain Properties, Dryland and Irrigated Farms, Cattle Ranches, and Riverfront Properties. Our families are third generation ranch owners in the area and have the practical knowledge of working livestock and farming operations. Also, we are heavily involved with wildlife habitat enhancement projects which has been a real success. Let us know if you have any questions or if we can be of any help in purchasing or selling your farm or ranch.



BOLD J RANCH \$ 2,650,000

*If you are interested
in buying, selling,
or exchanging your
Montana Property,
please consider
Phillips Realty
your experienced
farm and ranch
real estate leader.*

Thank you!



CENTRAL MT MASTERPIECE \$ 16,500,000



MANUEL RANCH \$ 5,500,000

SPECIALIZING IN MONTANA CATTLE RANCHES AND GRAIN FARMS

HISTORIC TEIGEN RANCH:
36,020 acres All in One Block, Creek

DRYLAND HAY NEAR ROY:
610 acres with 400 Tillable

JEFFERY RANCH NEAR HILGER:
768 acres Hay, Grain, Barn

NEW OFFERING | BOLD J RANCH:
905 acres on Crystal Lake Road

IRRIGATED HAY FARM:
700 acres with Four Cent Pivots

TOTAL PRIVACY | GORGEOUS:
1,480 acres, End of the Road

PRODUCTIVE RANCH PROPERTY:
1,194 acres in Timbered Foothills

PERFECT END OF ROAD RANCH:
1,673 acres in Foothills of Snowys

CENTRAL MONTANA MASTERPIECE:
18,208 acres and Irrigated Crop

THE NORTH FORK:
142 acres, Cabin, Timber, Wildlife

PASTURE UNIT:
Near Grass Range with Fence

PRIVATE UPPER SPRING CREEK:
89 acres with Views

SNOWY MOUNTAIN FOOTHILLS:
3,452 acres Beautiful, Secluded

RETIREMENT RANCH BY BROOKS:
440 deeded acres on Highway

SURROUNDED BY RANCHES:
42 acres with Good Buildings

SOUTH FORK OF McDONALD:
104 acres with 1/2 mile of Creek

MANUEL RANCH | ELK HUNTING:
Cattle Ranch in 410 Elk Distinct

GRAIN AND CATTLE RANCH:
18,000 acre Ranch with Elk

JUDITH RIVER RANCH:
880 deeded acres 1.5 miles River

WORLD CLASS FLY FISHING:
3 miles Madison River Frontage

HUNTING PROPERTY:
520 acres near Black Butte

DENTON AREA LAND:
Borders Bear Springs Road

As of this newsletter we have three properties that are under contract and if all goes well are scheduled to close soon. They are all cash transactions.



IRRIGATED HAY FARM \$ 3,500,000

MARKET TRENDS

The high end real estate market directly correlates with fluctuations in the stock market and U.S. economy. With the stock market at an all-time high and the stabilization of the economy we have begun to see confidence restored in the real estate market. Historically and currently our buyers are from out of state, seeking investments against inflation as well as recreation for themselves and family. Our buyers deal in cash and are interested in grain farms, cattle ranches, recreation, and hunting properties. Often times buyers lease back to the owner or a neighbor. Current land values are influenced by production, wildlife, water, timber and location.