

*The Old Watson Homestead
on Judith River*

HOBSON, MONTANA



LIVE WATER
PROPERTIES

HUNTING | RANCHING | FLY FISHING | CONSERVATION

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303 Acres | Listed at \$1,690,000



Introduction

Nestled on the northeastern edge of central Montana's Little Belt Mountains, this ranch encompasses nearly a mile of the Judith River traversing the property. The river, spring creek, ponds, sub-irrigated meadows, and cropland offer excellent upland game bird, waterfowl, whitetail hunting, and fishing opportunities. There are many recreational adventures, from bird watching to small stream fishing to big game and bird hunting, available on the ranch and nearby public lands.





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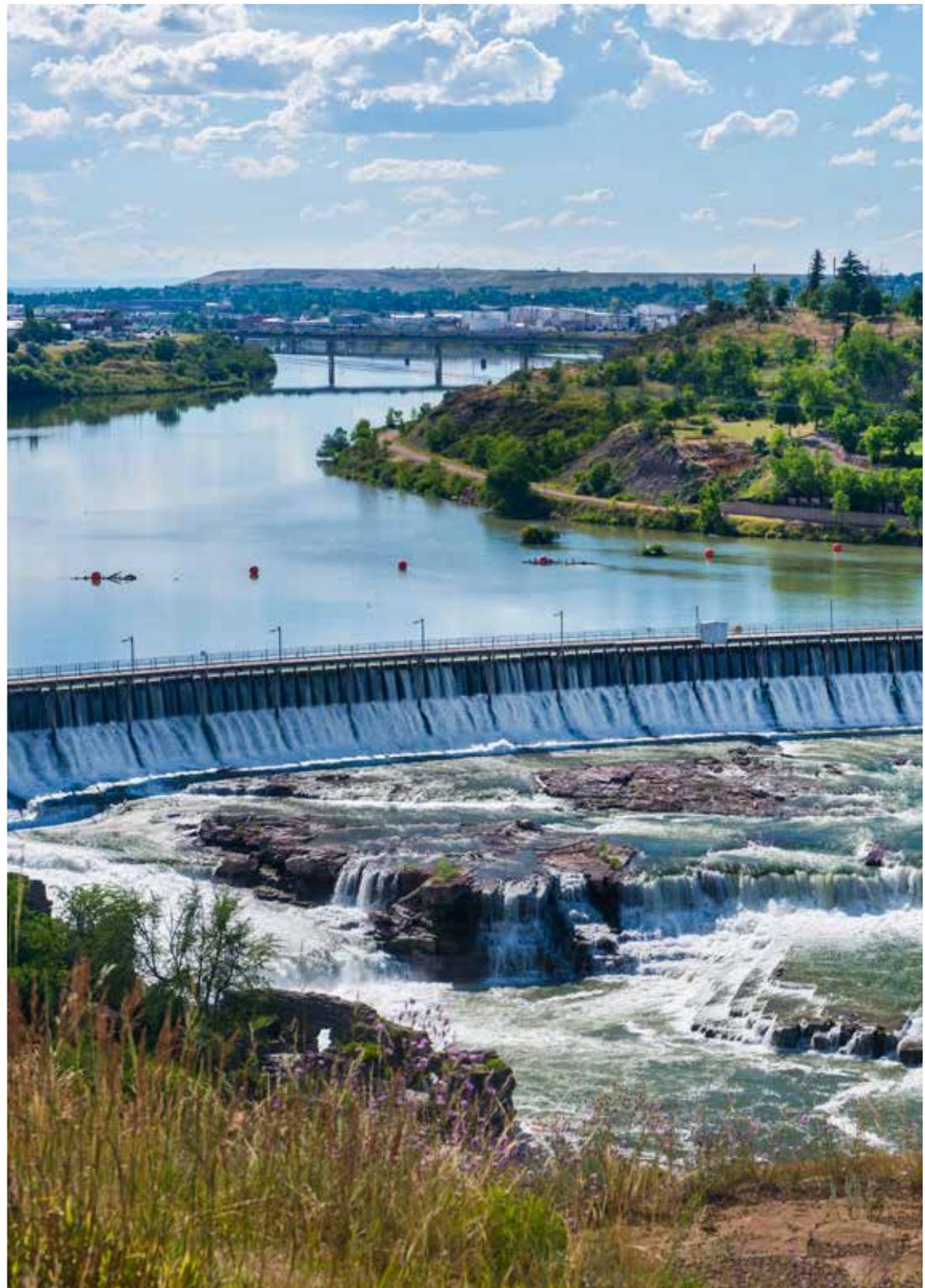
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Location

The ranch is located in central Montana, in the Judith River Valley. The ranch lies between the small ranching communities of Hobson and Utica, MT, in Judith Basin County along Highway 239. Great Falls, MT, is the closest city with regular commercial air service, and it is an 80-minute drive to the west of the ranch. Lewistown is 40 minutes to the east. Bozeman is to the south, and Billings is to the southeast, both within a few hours' drive of the ranch.

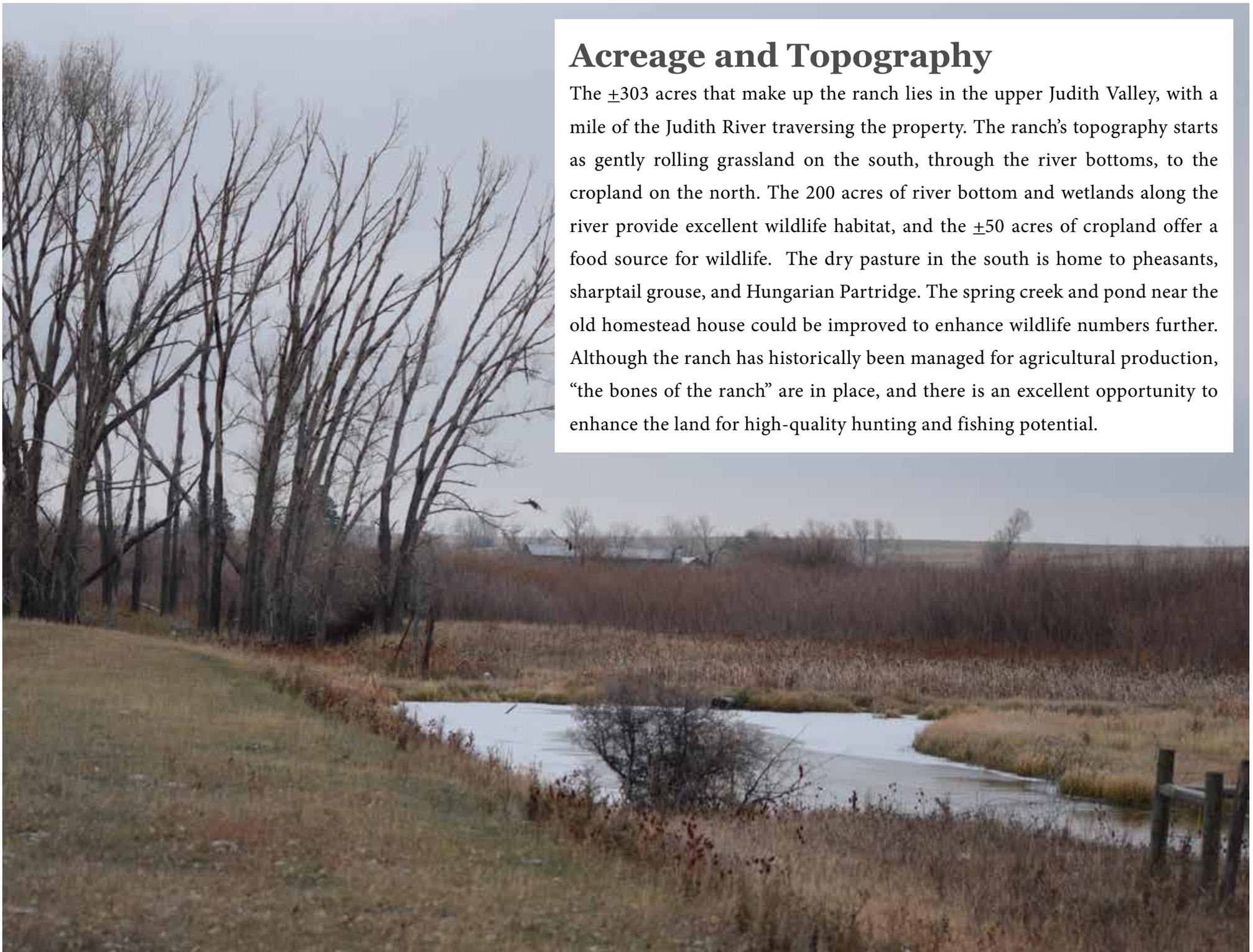
Area History

Utica and its surroundings are rich with Native American history as well. Artifacts and cave paintings are not uncommon immediately around the property and in the larger surrounding area. In the early 1880s, Utica was a lively town and the headquarters for the Judith Basin Cattle Pool. Around this time, a young man from Missouri named Charlie Russell came to Judith Basin and began painting canvases inspired by the area and its people. His paintings told stories of Indians, buffalo, cowboys, mining, wolves, and the open range. The “cowboy artist” witnessed the country’s transformation, with herds of cattle replacing buffalo and Native Americans no longer free to live as they once did. His art depicted the changes in the West and also looked at how the West used to be.



Acreage and Topography

The ±303 acres that make up the ranch lies in the upper Judith Valley, with a mile of the Judith River traversing the property. The ranch's topography starts as gently rolling grassland on the south, through the river bottoms, to the cropland on the north. The 200 acres of river bottom and wetlands along the river provide excellent wildlife habitat, and the ±50 acres of cropland offer a food source for wildlife. The dry pasture in the south is home to pheasants, sharptail grouse, and Hungarian Partridge. The spring creek and pond near the old homestead house could be improved to enhance wildlife numbers further. Although the ranch has historically been managed for agricultural production, "the bones of the ranch" are in place, and there is an excellent opportunity to enhance the land for high-quality hunting and fishing potential.





Improvements

The property is the homestead of a once large family ranching operation. The house has long been empty. Various outbuildings are in differing conditions, with newer grain bins and a large pole storage building in good condition. The property is perimeter-fenced, with interior pasture fencing for land management.



Hunting

This area of Montana is known for its remarkable upland game bird and deer hunting. The Old Watson Homestead on the Judith River Ranch location provides pheasant, Hungarian partridge, and grouse shooting on the ranch. Waterfowl numbers are substantial and increase during migrations in this portion of the Judith with the recent increase in the planting of grain crops. Archery and rifle potential for harvesting whitetails is excellent both on the ranch and on the Montana Fish Wildlife and Park enrolled block Management land near the ranch. Hunting for elk and mule deer and fishing in the upper Judith corridor on USFS lands are a short ½ hour to the west. These nearby public lands are some of the best hunting in Montana



Live Water

The Judith River flows through the ranch. It is a slow-moving meadow stream, with the most common fish being brown trout. Beaver dams on channels of the river help provide cool water for great habitat. The pond near the homestead and the spring creek north of the river could be improved to offer additional onsite fishing. Experienced anglers will enjoy the challenge of slipping a dry fly under a branch or overhanging creek bank, searching for the larger fish in the stream. There are plenty of more open areas for beginners to learn the casting rhythm while experiencing success catching some of the river's eager trout.



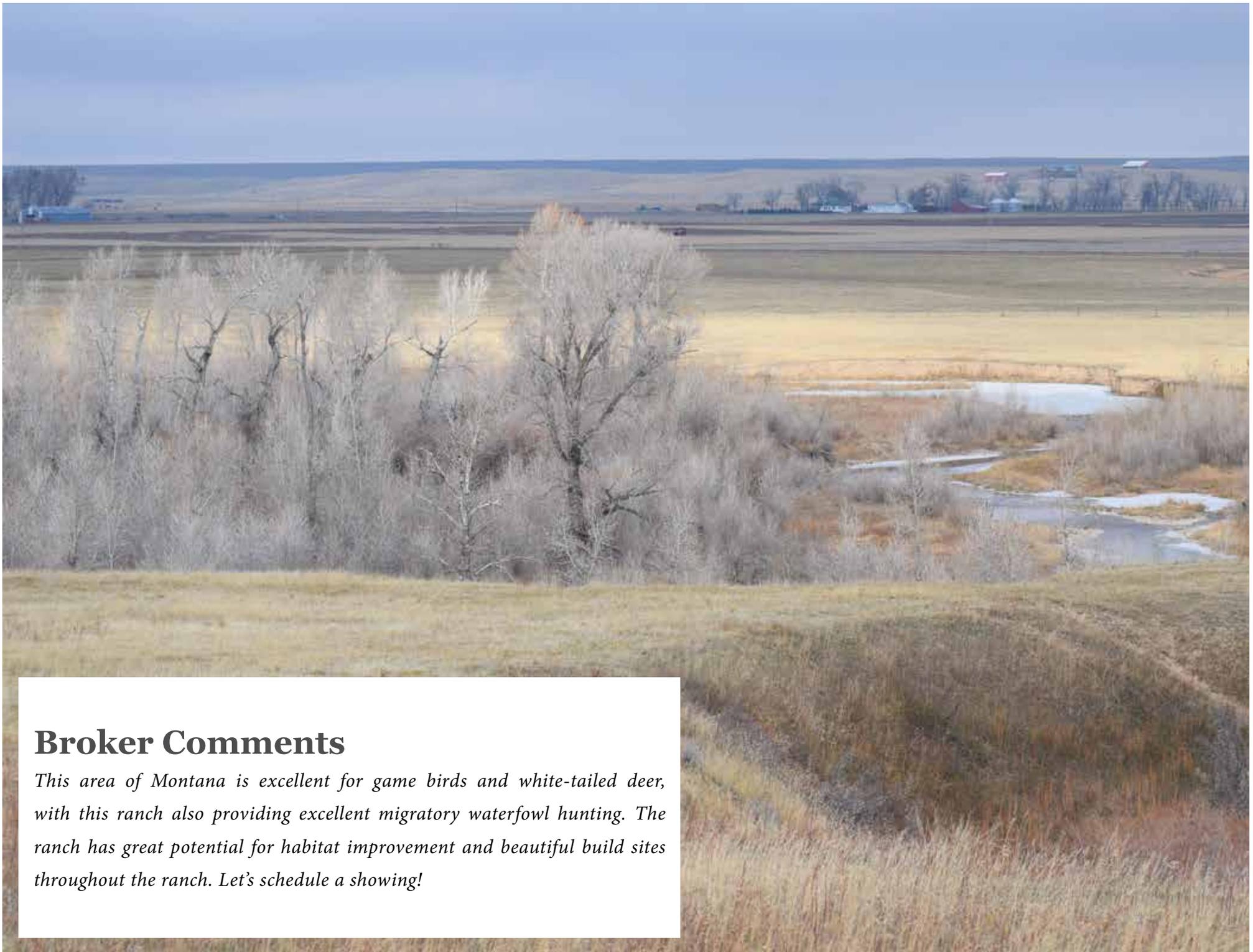


Recreation

Skiing, snowmobiling, and snowshoeing are popular local winter recreational activities. Showdown Ski Area, the oldest Montana ski area, is approximately an hour from the property. King's Hill Recreation Area is adjacent to the ski area and provides miles of snowmobile riding. In the summertime, there are numerous lakes, streams, and rivers where one can enjoy boating, fishing, swimming, and relaxing. Ackely Lake, a local fishing and boating favorite, is three miles south of the ranch. Exploring the wilderness and mountains on horseback, ATV, mountain bike, or on foot offers days of fun and everyday adventures.

Climate

This property sits at approximately 4,200 feet in elevation and enjoys a typical central Montana climate. Daily high temperatures average in the 70s to low 80s in summer months and the teens and 20s in winter.



Broker Comments

This area of Montana is excellent for game birds and white-tailed deer, with this ranch also providing excellent migratory waterfowl hunting. The ranch has great potential for habitat improvement and beautiful build sites throughout the ranch. Let's schedule a showing!

Summary

- ±303 acres
- ±1 mile of the Judith River Frontage
- An hour and 20 minutes to Great Falls, MT, which has an international airport
- Private though easily accessed property
- Great fishing, bird and big game hunting

Listing Price: \$1,690,000

Taxes: \$3,400 in 2021

CONTACTS

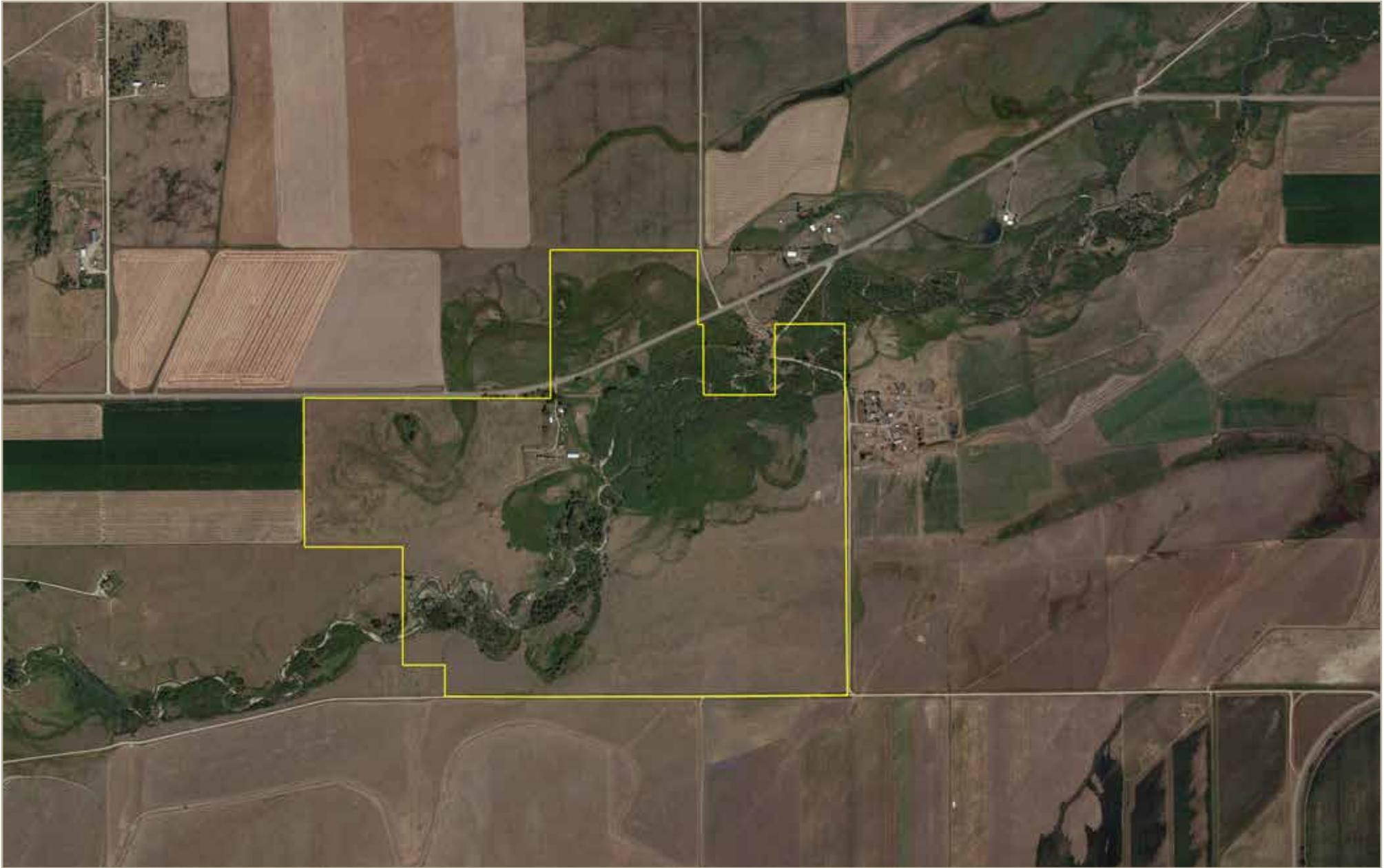
For more information please contact

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The Old Watson Homestead on Judith River - Aerial Map

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



The Old Watson Homestead on Judith River - Location Map

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