

# Property Details

CONTROL: Owner VALUE: \$1,500,000  
LOAN: \$0  
EQUITY: \$1,500,000

TITLE: Absolute Auction: 916 Acres of Pristine Ranch Land  
TYPE: Land  
HAVE: • 900± Acres • Three Separately Deeded Parcels • End of the Road Privacy  
• Panoramic Mountain Views • 1 hour to Bozeman, MT • Year-Round  
Access to I-90 • Abundant Wildlife

WEBSITE URL: [https://prestigeauction.com/flintcreek ranch-montana-auction-5222?utm\\_source=NCEFlyer&utm\\_medium=Flyer](https://prestigeauction.com/flintcreek ranch-montana-auction-5222?utm_source=NCEFlyer&utm_medium=Flyer)

ADDRESS: Grassy Meadow Road, Flint Creek Ranch, Ramsay, Montana

BENEFITS TO NEW OWNER: Private Hunting Retreat Abundant Wildlife Quiet Enjoyment Potential for Ranching

GROSS SCHEDULED INCOME: \$0 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$0  
NOI: \$0  
DEBT SERVICE: \$0  
CASH FLOW: \$0  
CAP RATE: 0.00%



BENEFITS SOUGHT: Path to Cash

MOTIVATION: Owner has enjoyed the property, and is ready to move on.

CAN ADD: Let's Discuss

REMARKS: • Absolute Auction - Bid Buy & Own - • Property Selling Regardless of Price • 2.5% Broker Co-Op • Property Subs to a flexible Conservation Easement

OWNER: AmeriMont Inc.

COUNSELOR: Janelle Karas Cell: 970-799-3311  
8055 E. Tufts Ave. Ste 1235 Email: [janelle@prestigeauction.com](mailto:janelle@prestigeauction.com)  
Denver, Colorado, 80237