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CATHEDRAL MOUNTAIN RANCH

*Nye,
Montana*



Cathedral Mountain Ranch is a rural gated community located in South Central Montana in the Beartooth Mountain Foothills which contains around 300 lots on approximately 200 acres of land. The lots are either 100' or 110' diameter circles surrounded by common ground which basically provide a building envelope.

Within the Ranch are three stocked mountain lakes, fulltime caretaker, community water system, club house, and keypad accessible gated entrance. The Ranch borders Custer National Forest which provides owners private access to the forest at various points.

Prices start around \$10,000 per lot



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The owner of some of the lots in this development is a licensed real estate broker in the State of Montana

Information deemed reliable but not guaranteed and subject to change.

Prospective Buyers should conduct an independent investigation with their own advisors.

CATHEDRAL MOUNTAIN RANCH – gated community, NYE, MONTANA

Each lot owner is responsible for hooking into the water system, installing a septic system and bringing phone and electric to their lot. With permission and permitting, the septic drain field can be located on common ground. There is as needed snow plowing / road maintenance within the ranch.



The lots are deeded to individuals and the common ground is deeded to the homeowner's association. The lots in the 1st filing (lower portion) of the ranch are 7,854 sq ft, the 2nd filing (upper portion) lots are 10,206 sq ft. The ranch is comprised of more acreage in common ground than lots.

Nye Road-HWY 419, a paved state highway provides access to the ranch.

The Stillwater River is located just to the east of the highway with public access points all along the way from the ranch to Absarokee (about 25 miles). There is also a trailhead / campground at Woodbine just a few miles south of the ranch.

The Ranch was developed in the 1970's and there are cabins on approximately 30 of the lots. Several of the cabins are also currently on the market.



Call or email cynthiacolbert@montana.net for information about the available cabins.

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The Stillwater River is just on the other side of the highway from the Ranch. There is public access at various points in the immediate area and all along the Stillwater into Absarokee. The Woodbine Trail Head and Campground are located very near the ranch



just beyond Nye Montana. The Stillwater Trail begins there and goes all the way to Cooke City and Yellowstone Park.

This is a gorgeous canyon that leads to Yellowstone National Park through the Absaroka Beartooth Wilderness. Fishing and hiking are tremendous in the area and within the ranch. The Stillwater River with many smaller rivers nearby are trout fishing favorites.

The mountains are so close you feel you could reach out and touch them.

The Ranch is about 80 miles from Billings, Montana and 25 miles from Absarokee, Montana.

The directions from Absarokee are: go just south of Absarokee on HWY 78 to the junction with HWY 419. Go west on HWY 419 through Fishtail and through Nye, to the entrance of Cathedral Mountain Ranch (north of the hwy).



An alternate, but a bit longer, gravel road route is to take the Stillwater River Road west out of the center of Absarokee to NYE. Then turn right (west) onto HWY 419 at NYE and continue to the entrance to the Ranch. From Red Lodge you would come up Hwy 78 about 29 miles, then take HWY 419 22 miles to the ranch entrance.

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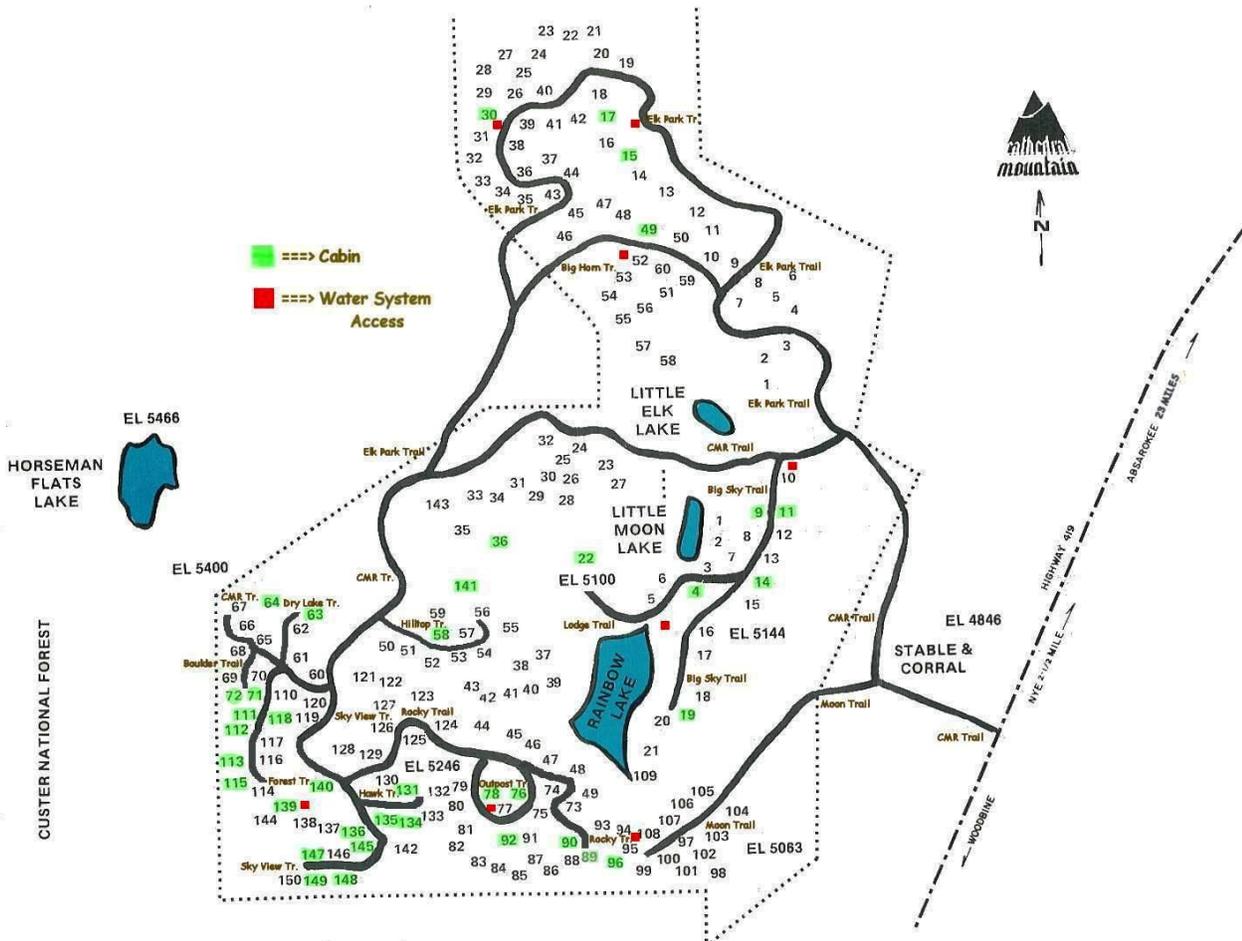
CATHEDRAL MOUNTAIN RANCH – gated community, NYE, MONTANA

LOCALE: CATHEDRAL MOUNTAIN RANCH is just minutes away from Woodbine Trailhead into Custer National Forest. The Custer adjoins Gallatin National Forest and together forms the Absaroka-Beartooth Wilderness area. This is the largest contiguous designated wilderness area in the lower 48.

The 900,000 acres contained in the Custer and Gallatin national forests is contiguous to two (2) million acres that comprise Yellowstone and Teton National Parks. At one time, the Crow Indian Reservation was located in this lush mountain valley. In the late 1800's, the reservation relocated to the southeast and this land opened for homesteading.



Cattle ranching continues to be a staple of the rural economy. Many ranches remain with families of the original homesteaders. The community is a pleasant blend of agriculture and recreation.



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CATHEDRAL MOUNTAIN RANCH – gated community, NYE, MONTANA

RECREATION and CULTURE: Recreational opportunities in the immediate area include over 17 blue ribbon trout fishing waters along with hiking, horseback riding, hunting, cross country skiing and wildlife viewing. Montana’s waters hold 56 species of native fish.

Red Lodge, Montana is a scenic alpine town, with first class downhill skiing, fine dining, boutique shopping and is located just 30 miles south of Absarokee. The Home of Champions Rodeo is held in July, which is a fun time for the entire family. Nearby, Bearcreek Saloon has nightly “Pig Races” on summer weekends – bring your camera! Just a short drive from the property, Red Lodge is a great place to spend a few hours with friends or begin a day drive on the Beartooth Scenic Bi-way or Chief Joseph Pass.



Montana Jack's Bar & Grill is located in the Beautiful Stillwater Valley at 1383 Nye Road, Fishtail, MT. They offer meals made from scratch with many local ingredients. Service is consistently prompt and friendly. A nightly amuse bouche is a gift from the chef guaranteed to make your "mouth happy". *"Gluten-Free, Vegetarian, and Carnivore Friendly!"*



Yellowstone Park is truly a wonder to behold from amazing thermal features to tremendous wildlife viewing and beautiful scenery. The Beartooth Scenic Bi-way goes from Red Lodge to the park’s northeast entrance. The late Charles Kuralt of CBS described this scenic roadway as *“one of the*



most beautiful drives in America”.

Cody, Wyoming, 60 miles from Red Lodge, is a fun Cowboy Town that exudes everything western. Cody’s Buffalo Bill Historical Center is internationally recognized with five (5) museums and 300,000 square feet. The world-class museum assets grew from \$5,000 in 1917 to over \$50 million today. Yellowstone Park’s east entrance is just an hour from Cody.

Billings, Montana is “Montana’s Trailhead” where the plains meet the mountains. Just 55 miles from Absarokee, it is the state’s largest city. It offers an international airport, shopping, fine dining, theater and the arts along with the most advanced healthcare services in a four-state area. Billings is a regional hub of commerce for an area that spans in excess of 125,000 square miles and is home to Montana State University Billings, Rocky Mountain College and University of Mary. The city’s proximity is close enough for convenience, but far enough away so it is not a daily distraction.



Fishtail General Store is truly a “general” store with a bit of everything including; food and drink; a full line of groceries with bakery, deli, and meat market; clothing, hardware, camping, hunting and fishing supplies; hunting and fishing licenses. The store offers hand-dipped ice cream cones which are only 10 cents if you’re under the age of 9!

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