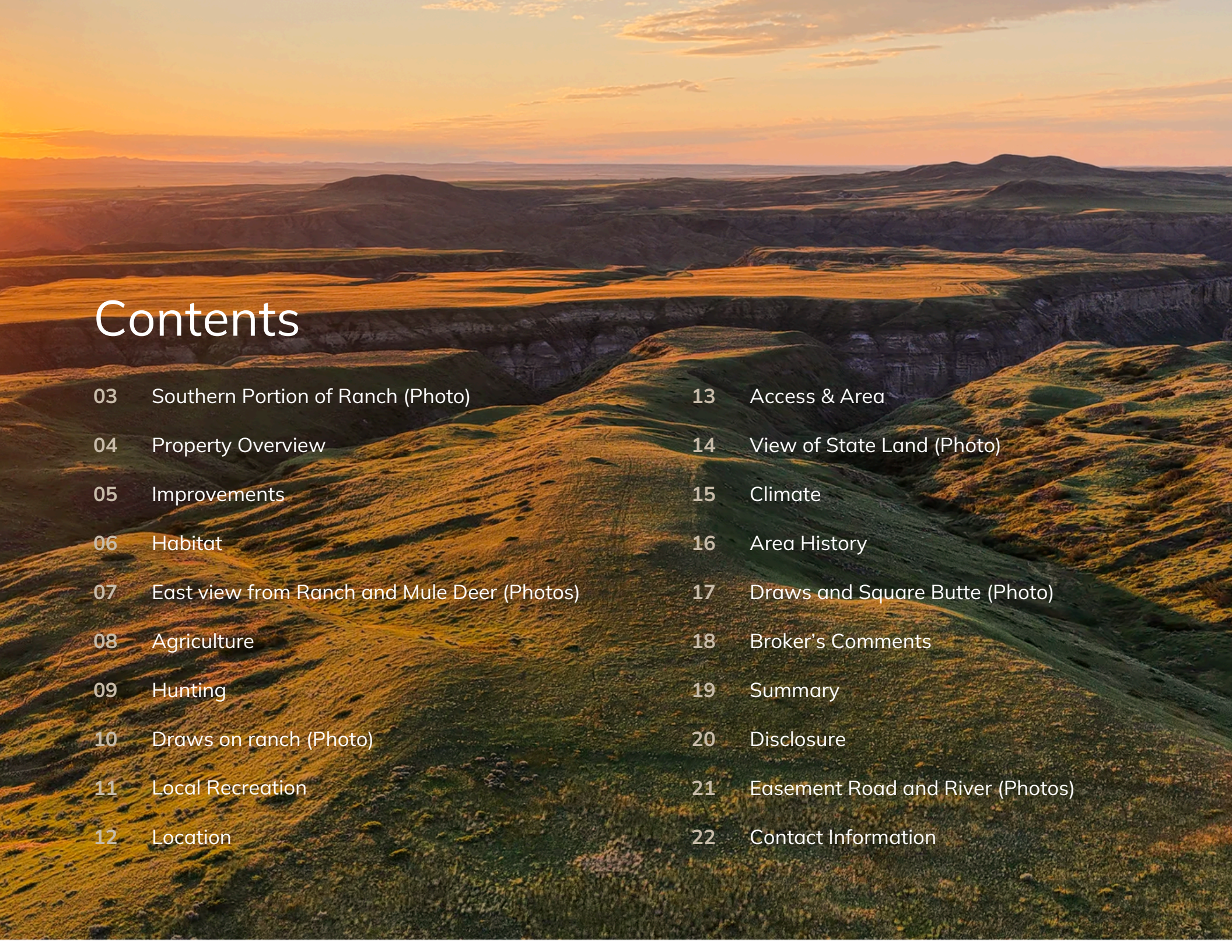


BILL BAHNY & ASSOCIATES



COVEY RIM RANCH

Chouteau County - 700 Deeded Acres - \$1,100,000



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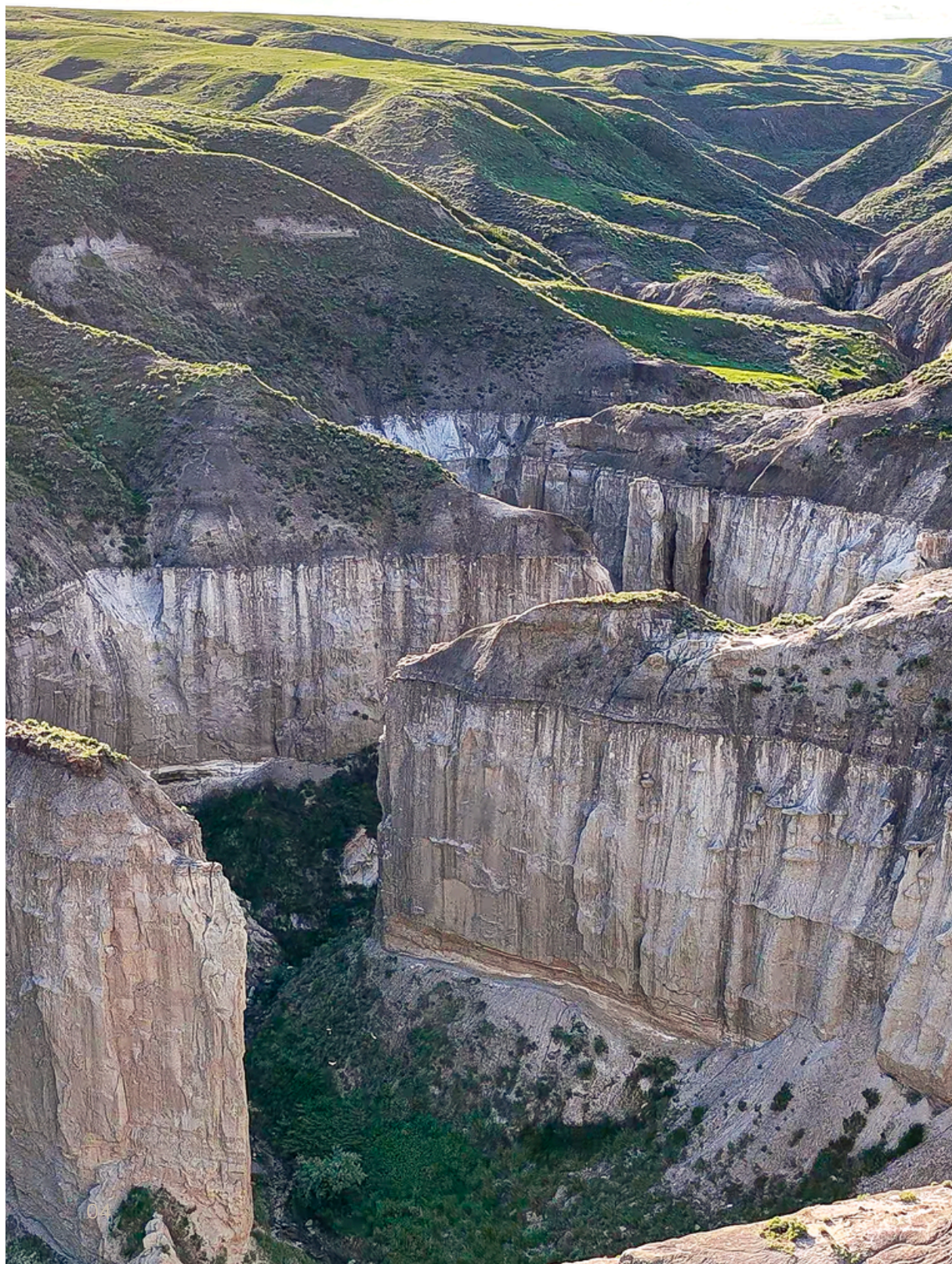


Looking East over the Southern portion of the ranch

Property Overview

Covey Rim Ranch encompasses approximately 700 deeded acres of native Montana rangeland, characterized by rolling terrain dissected by numerous finger draws that define the landscape and concentrate wildlife throughout the property. A creek and four ponds provide abundant water across the ranch, flowing into a dramatic canyon along the property's eastern edge.

Situated north of Geraldine and east of Fort Benton, along the Missouri River's Wild and Scenic float corridor, the ranch occupies some of the most productive upland bird and mule deer country in the state. It sits less than four miles from Hole in the Wall, a well-known landmark within the Upper Missouri River Breaks National Monument accessible to the public only by boat. A 1.5-mile private drive and the absence of any county road frontage make this one of the more secluded and self-contained ranches in the region, with seller-granted easements providing convenient and legally secured access.

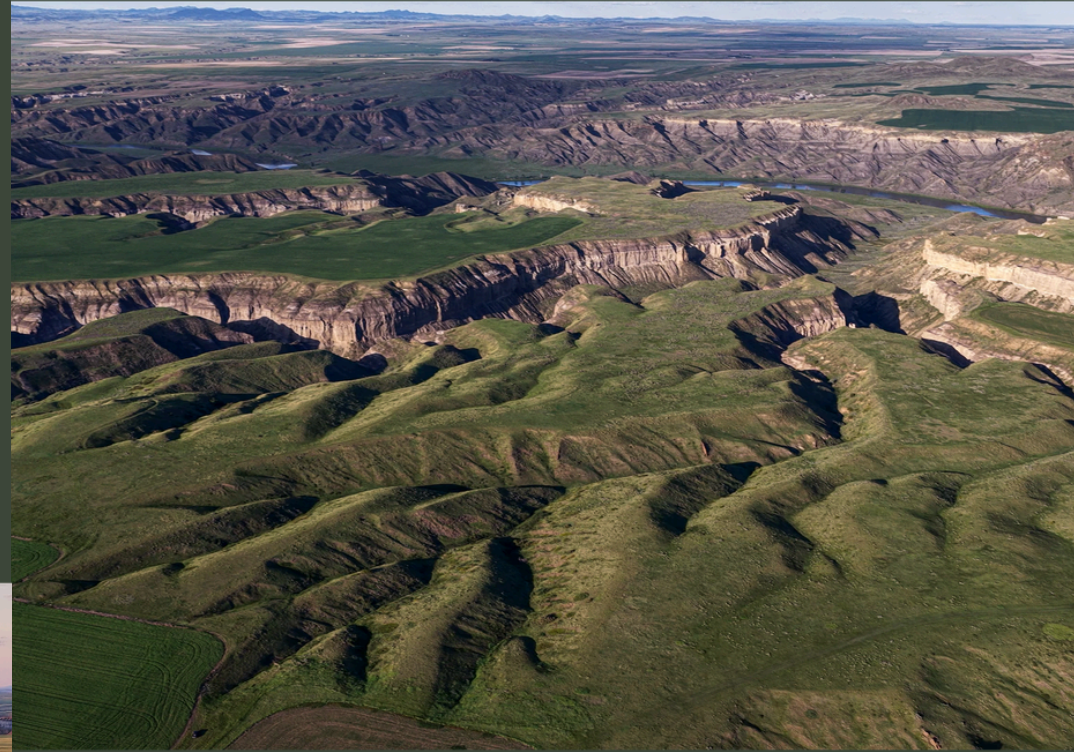




The ranch is accessed via a private 1.5-mile drive, reinforcing the seclusion and security that discerning buyers seek. Improvements are minimal but functional, consisting of a well and old corrals — well suited to the property's recreational and grazing character without unnecessary overhead.

Habitat

The finger draws that run throughout Covey Rim Ranch are the defining feature of its habitat quality, offering cover, nesting areas, food, water, and travel corridors that hold birds and deer year-round. A live creek and four ponds add a critical water component that is often the limiting factor on Montana rangeland, drawing and holding wildlife even through dry stretches of the season.



The canyon along the property's eastern edge adds dramatic topographic relief along with additional cover and escape terrain, further diversifying the habitat base. Native grasses, shrubs, and draws create a mosaic of cover types that support exceptional wildlife density without the need for heavy management. The property also lends itself well to the strategic addition of small food plots that would further concentrate game and elevate an already outstanding hunting experience. Native habitat at its finest.



Looking East



Mule Deer Bucks on the ranch

AGRICULTURE



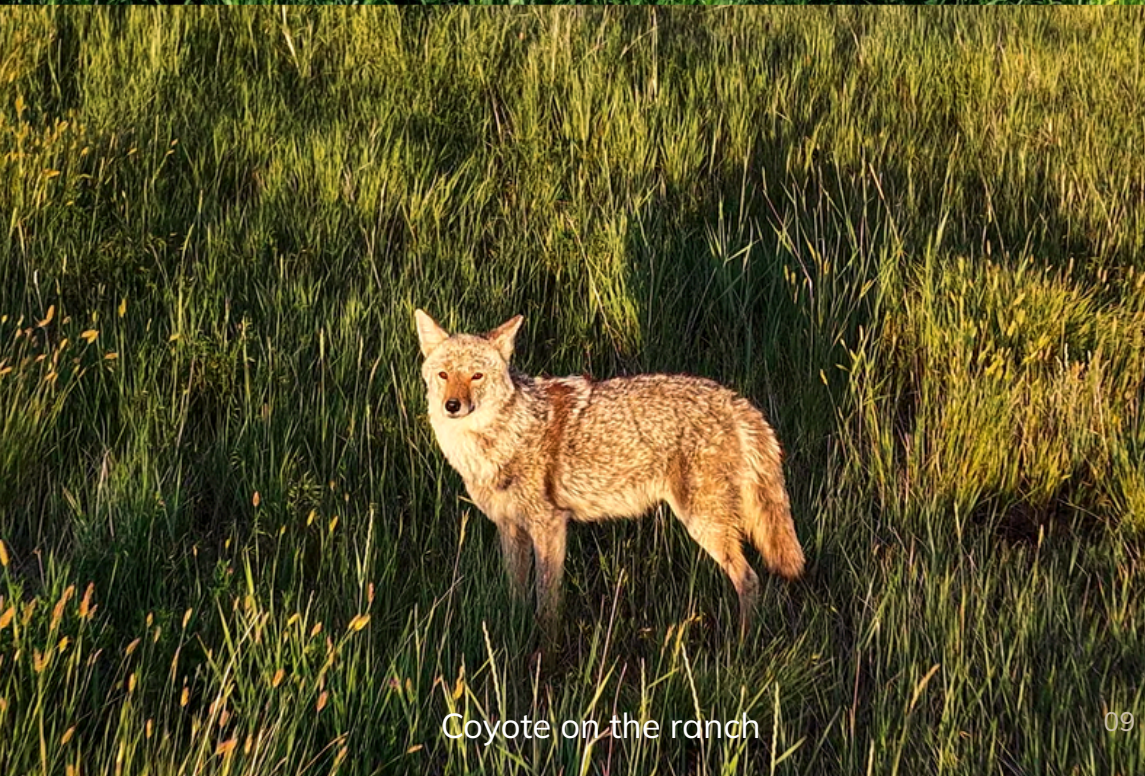
Covey Rim Ranch has historically been grazed by cow-calf pairs throughout the summer months. The ranch is well watered and well fenced, with a well and corrals providing the basic infrastructure needed to run cattle without much additional investment.



While the grazing capacity is solid, the ranch's highest and best use is likely as a recreational property, given its hunting quality, privacy, and proximity to public land. It would also serve well as a grazing addition for an existing operator looking to expand acreage without taking on a standalone operation.



Mule Deer Buck on the ranch



Coyote on the ranch

Hunting

Covey Rim Ranch delivers some of the best upland bird hunting in Montana, with exceptional numbers of sharp-tailed grouse, Hungarian partridge, and pheasants across the property, complemented by a small population of sage grouse. The mule deer population is equally impressive, carrying quality genetics that consistently produce bucks north of 165 inches, with the occasional 200-inch-plus animal harvested from the ranch.

Antelope, coyotes, and limited waterfowl round out the wildlife on the property. What makes this ranch particularly attractive is its relationship to the surrounding landscape: it borders over 1,500 acres of public land with no public road access, effectively extending the huntable footprint well beyond the deeded boundary.

Proximity to thousands of acres of some of the finest farm ground in Montana further enhances carrying capacity and draws deer and birds onto the property throughout the fall and winter seasons.



All draws are on property, looking North



Local Recreation

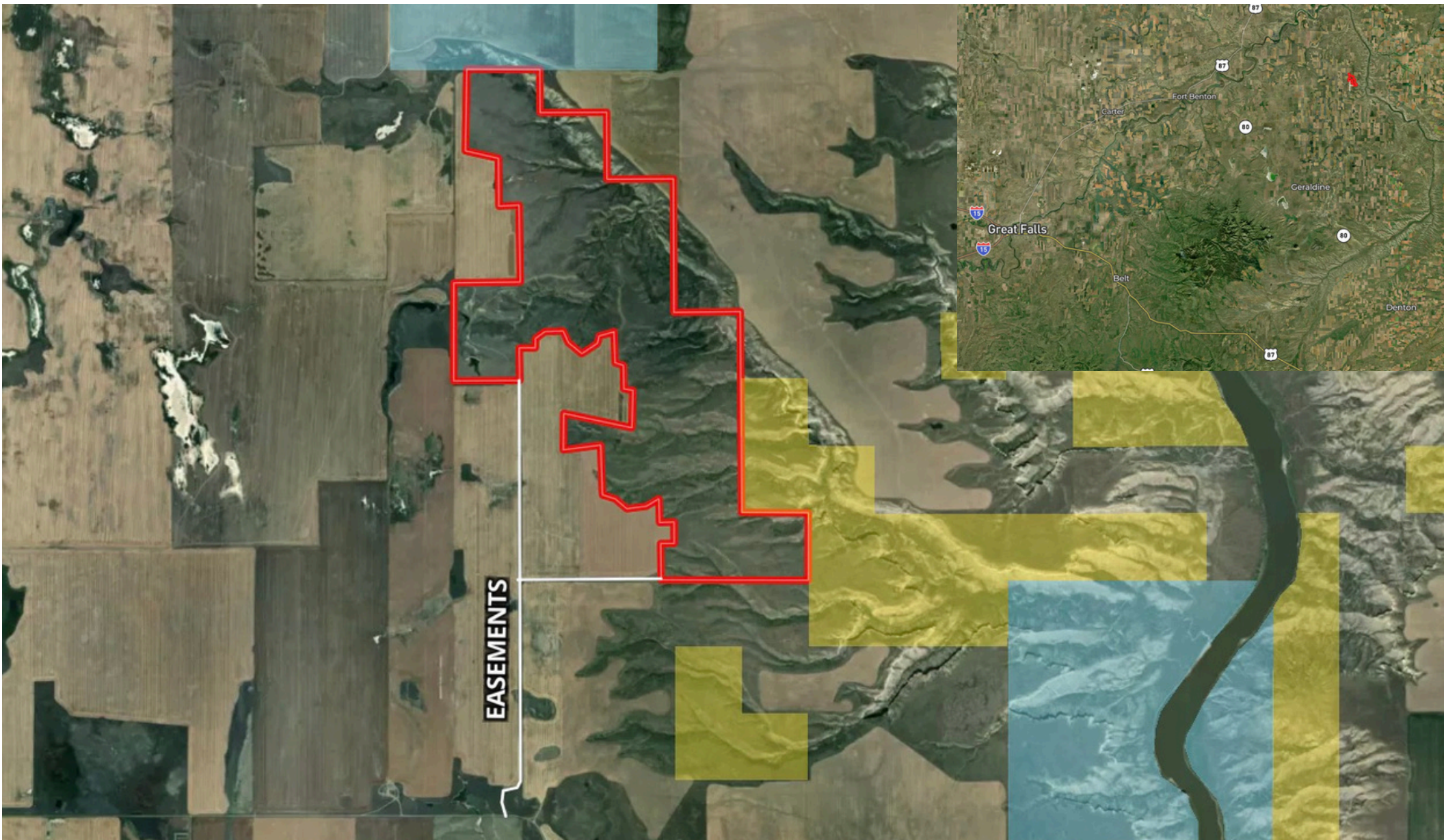
Floating, boating, hunting, fishing, and camping are among the most popular outdoor pursuits in this stretch of north-central Montana. The Upper Missouri River and its surrounding public lands offer a remarkable range of opportunities within a short drive of the ranch.

Hunters will find no shortage of quarry, with elk, mule deer, whitetail deer, coyotes, waterfowl, and upland birds all present in the area. The fishery is equally impressive — the Missouri River in this stretch supports a true variety of species, with sturgeon, walleye, sauger, channel catfish, northern pike, and trout among the most commonly targeted.

The views from Covey Rim Ranch are a feature in their own right. Multiple mountain ranges are visible from the property, with the Highwood Mountains and Bear's Paw Mountains being the closest on the horizon. On a clear day, the North and South Moccasins, Judith Mountains, Snowies, Little Belts, and the Sweet Grass Hills can all be seen from the ranch — a panorama that speaks to just how big and open this country truly is.

LOCATION

Covey Rim Ranch is located in Chouteau County, a 23-mile drive north of Geraldine and a 31-mile drive east of Fort Benton, sitting on the west side of the Missouri River in the heart of the Golden Triangle.





The ranch is less than four miles from Hole in the Wall, a striking landmark within the Upper Missouri River Breaks National Monument that draws visitors by boat from across the region, lending a sense of place and recreational backdrop to the property without compromising its privacy. Sherry Coulee begins at the edge of the ranch and runs an additional 1.5 miles through State and BLM lands to the Missouri River. Some of the very few operating ferries remaining in the West are located both upstream and downstream of the ranch. The area is renowned for its agricultural productivity and wildlife, offering a combination of working farm ground and native rangeland that few regions in the West can match. Despite its seclusion, the ranch is within reasonable driving distance of Great Falls, providing access to a commercial airport, full-service amenities, and supply.



North portion of property, looking North at State Land

CLIMATE



The ranch elevation ranges from 2,840 to 3,190 feet above sea level. The ponds sit near the upper elevation at approximately 3,100 feet, while the creek flows through the canyon at the lower reaches of the property. Average annual precipitation falls between 16 and 18 inches, with the majority occurring in May and June. Average high temperatures range from 34°F in January to 85°F in July and August.



During hunting season — September 1 through January 1 — daytime highs will drop from the mid-70s to roughly 40°F by season's close. Expect the first dusting of snow in October or November, with more consistent snowfall arriving in late November and December.

Fort Benton

Established in 1846, Fort Benton is the oldest continuously occupied settlement in Montana and was the most upstream navigable port on the Mississippi River system — known as "the world's innermost port." For decades, an average of 20 steamboats a year churned up the Missouri toward Fort Benton, carrying gold miners, merchants, and settlers from as far as New Orleans. The levee was piled high with goods headed for the gold camps of southwest Montana. When the railroad arrived in the 1880s the steamboat era ended, but the town's legacy endured. Today Fort Benton is a National Historic Landmark and the gateway to the Upper Missouri River Breaks — one of the most scenic and historically significant river corridors in the American West.

Geraldine

Geraldine was born from the railroad, established in 1913 as a stop on the Chicago, Milwaukee & St. Paul Railway's branch line between Harlowton and Great Falls. The town was named for the wife and daughter of Milwaukee Road financier William Rockefeller and quickly grew into a busy agricultural hub as homesteaders flooded the region under the Enlarged Homestead Act. The boom faded with the drought and economic hardship of the late 1910s, but the ranching and farming families who stayed built the foundation of the productive landscape that defines Chouteau County to this day.

Hole in the Wall

Hole in the Wall is a striking natural arch within the Upper Missouri River Breaks National Monument, carved by centuries of wind and water and offering panoramic views of the surrounding Missouri River country. It is a signature stop on the classic Missouri float trip — a multi-day journey through the White Cliffs section of the river, accessible only by boat. The monument itself spans over 377,000 acres of largely roadless breaks country, its landscape virtually unchanged since Lewis and Clark passed through in 1805.



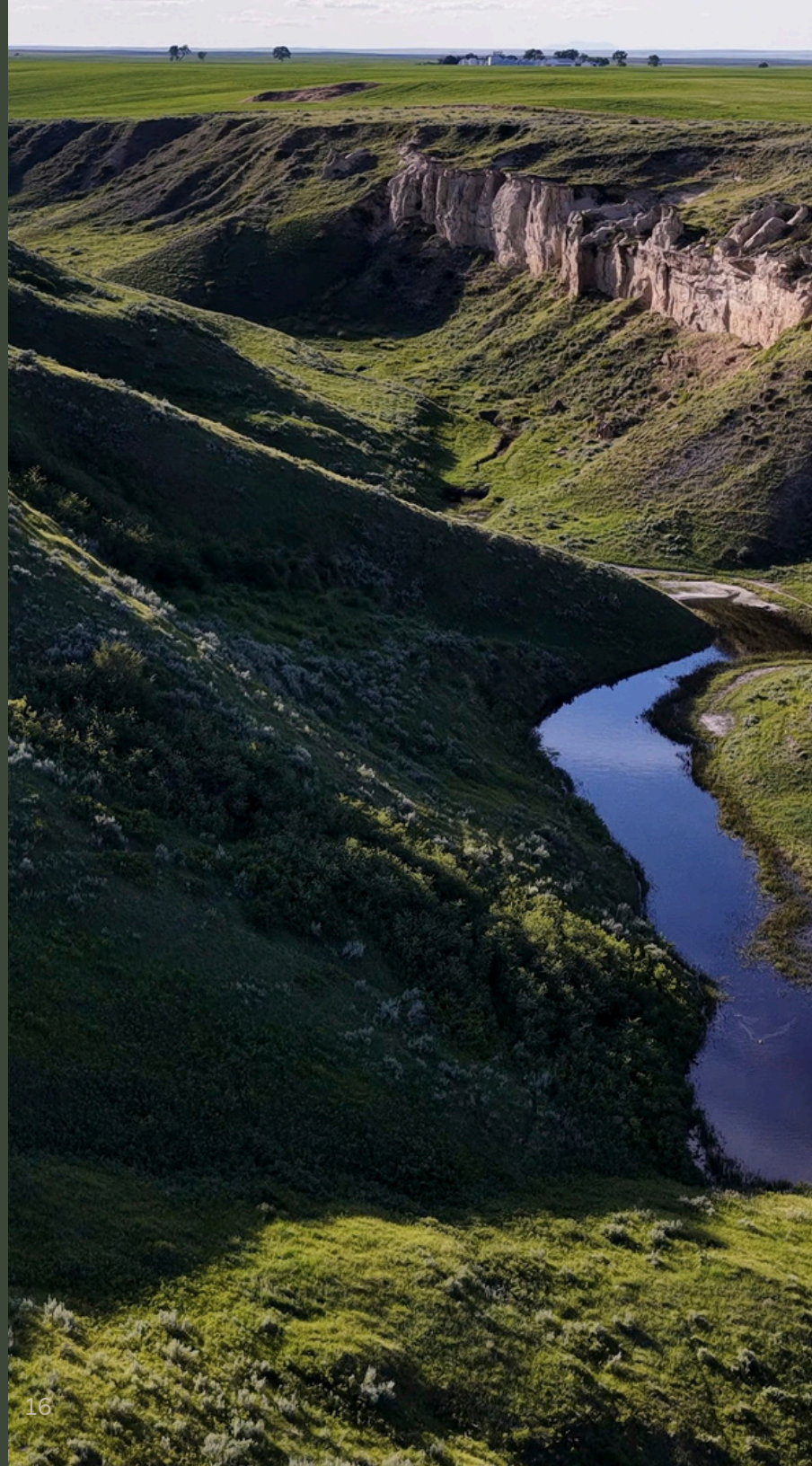
Draws on property with Square Butte in background, facing South

Covey Rim Ranch is a manageable property for a wide range of buyers.

We often see ranches hit the market that are simply out of reach for most, but this is a property that checks a lot of an outdoorsman's boxes at a price point many more people can act on. It sits in a very private, low-traffic area that is still easy to access — a rare combination in this part of Montana.

The upland hunting is spectacular for the mixed-bag hunter.

This area does not tend to receive much hail, which contributes to its consistently healthy bird broods season after season. For a buyer looking to further improve the property, the addition of shelter belts and food plots could meaningfully increase wildlife density. The nesting habitat is already fantastic, and much of the surrounding land is in row crop production. Add some structure and you could pull birds in from neighboring properties once crops are harvested. If it were mine, I would establish shelter belts watered via drip line off the existing well and plant a couple of small alfalfa, sainfoin, and millet or sorghum food plots to add food and winter cover. The return on that investment, in terms of bird numbers and hunting quality, would be significant.



Summary

Covey Rim Ranch is what many bird and deer hunters have been waiting for — a genuinely private Montana property with year-round water, a dramatic canyon, and public land on the border with no road access, all surrounded by some of the most productive farm ground in the state. Its proximity to the iconic Hole in the Wall landmark on the Upper Missouri River Breaks adds a layer of history and grandeur to an already exceptional setting. The finger draws, native habitat, and strategic location combine to create a property that performs at a high level today and holds significant potential for the buyer who wants to take it further. At \$1.1M, this is a compelling opportunity to own a true sportsman's retreat in one of Montana's premier wildlife regions.





The information contained in this brochure has been gathered from sources believed to be reliable but is not guaranteed by the broker or seller. All acreage, boundaries, and descriptions are approximate. Prospective buyers are encouraged to conduct independent due diligence prior to closing.

Seller intends to convey all mineral and water rights held at the time of closing. Title will be held at Helena Abstract & Title Company in Helena, Montana, and conveyed by limited warranty deed. Seller will provide a standard owner's title insurance policy. Final legal description and acreage will be confirmed by a metes and bounds survey, with all necessary easements established prior to closing at seller's expense.

Bill Bahny & Associates represents the seller in this transaction. Montana law requires that agency relationships be disclosed prior to any substantive discussion of real property. Buyers are encouraged to consult with their own legal and financial advisors.



Easement road looking South



East of Ranch looking South over Missouri River



Call to Schedule a Showing

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