

SCOTT WESTERN REALTY

MONTANA HOMES, FARMS AND RANCHES



Old West Ranch, Jordan, MT



4500 Acres (2720 deeded) borders the Charles M. Russell Wilderness in Garfield County—24 miles Northwest of Jordan, MT. Miles of remote and productive, native prairie lands with lightly timbered ridges, bordering immense areas of timbered canyons and wilderness area. All of this provides exceptional hunting for elk, mule deer, antelope, and maybe the best archeological hunting for dinosaurs in North America!

Offered at \$2,220,000

406-656-5636 sales@scottwesternrealty.com www.scottwesternrealty.com

The present owner runs 125-to-140 head of cattle with enough grass left over on most years to run twice that many animal units. Additionally there are 400 Acres of native Hay land. The Old West Ranch is extremely well- watered with two wells, reservoirs, and creek with miles of creek bottom, and spring-fed flow.



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IMPROVEMENTS: Consist of exceptional water pipeline development; reservoirs; two sets of working corrals with stock water tanks; electrical service; well-kept perimeter fences and pasture fences (six separate pastures). Though the area is remote, rough country in places; the six separate pastures and water development contribute to superior "breed-up" rates each year. There is not a residence on the ranch—however building sites with available water and beautiful views are plentiful. There is a 'cow camp' with camp trailer (on septic & drain field); calving sheds, and some feed-grain storage.

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OLD WEST RANCH, MT

ACREAGE: 4500 Acres (2720 deeded).

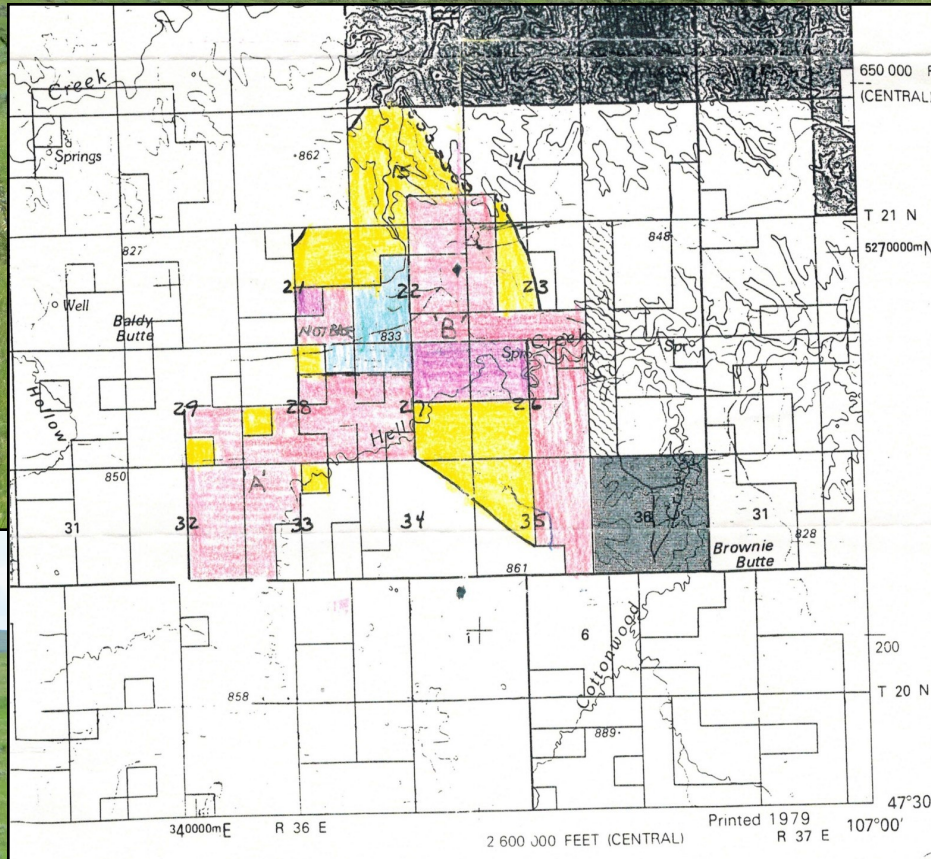
WATER RIGHTS: Water rights on wells, springs, and reservoirs are filed as required with the DNRC for domestic and livestock use.

CLIMATE: Mean annual precipitation is 12 - 16 in. according to the Climate Atlas of Montana.

REAL ESTATE TAXES: On Request.

LEGAL DESCRIPTION: On Request.

PRICE: \$2,220,000



NOTICE: This offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by the owner. Information regarding land classifications, income and expenses, etc. are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee.

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