

SCOTT WESTERN REALTY

MONTANA HOMES, FARMS AND RANCHES

LISTING BROKER: **FRED SCOTT**

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EAST MONTANA GRASS RANCH

COHAGEN , MONTANA

\$9,299,000 — 25,480 ± ACRES



www.ScottWesternRealty.com



DESCRIPTION

Montana Grass Ranch in Eastern Montana sprawls across 25,480 Acres of premier grassland. Cattle stay fat and calves weigh 550-600 lbs. at weaning time on an average year. Trees are scarce—only a few scattered cottonwoods—but the geology is so diverse and the landscape so varied that it provides plenty of scenic beauty and protective cover from summer sun and winter storms. High buttes and grassy valleys create the ultimate western setting. At a glance it would seem that many of Charley Russell’s paintings may have been back-grounded on this ranch. And since we mention that historic cowboy artist; we need to point out that the Charles M. Russell Game Range is approx. 52 miles North of the Montana Grass Ranch. Abundant deer, antelope, coyotes, and bobcats abound on the ranch. Add record-book sized elk, and cougar to the native wildlife mix as you get to the just-mentioned “CMR”.

Water is plentiful from varied sources: spring-fed pits, intermittent creeks, wells, and reservoirs. The second-generation owners have distributed the water further by installation of many miles of pipelines to hydrants and huge tanks. Further description of the water improvements will be itemized below (under “Improvements”).

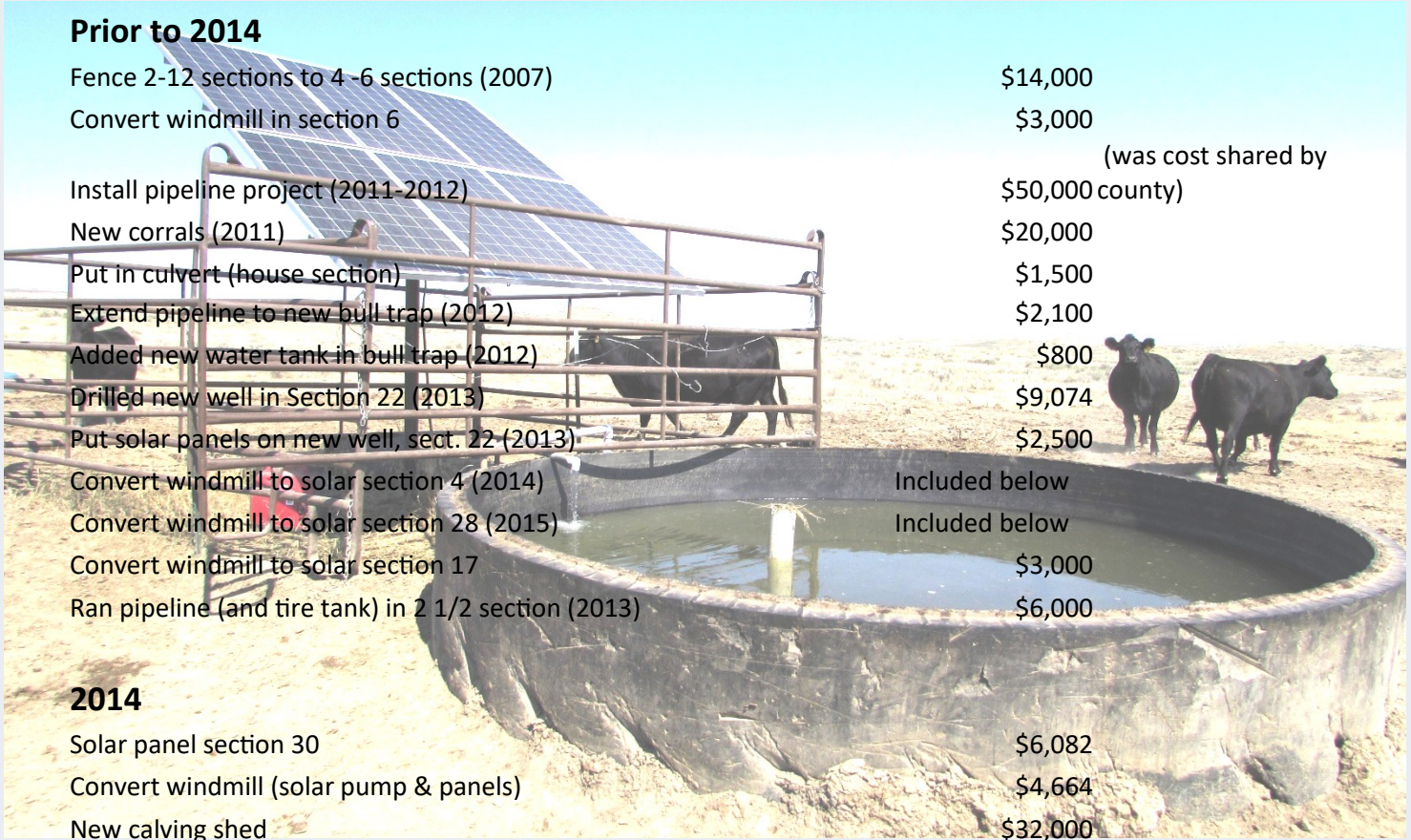
LOCATION:

Remote—No neighbors, roads, or highways are visible from any location on this ranch. But with today's transportation; Montana Grass Ranch is just a few hours and a few hundred miles (350-to-450mi) from the biggest part of the cattle feeding market in the United States (Nebraska, Kansas, and Colorado)! So your calves **bring top price right** on the ranch, with relatively small discount for transportation costs. Also, ranch buildings and shipping corrals are just 3 1/2 miles from Mt. Hwy 59. Jordan, Mt.-Garfield County Seat— is just 33 miles on North of the Hwy 59 junction; and Miles City, Mt. is 48 miles South. The ranch location for personal transportation and from livestock markets is central and accessible—the feeling is remote! Distance from the ranch to premier big game hunting is very short— approx. 52 miles, as mentioned above, to the Charles M. Russell Game Range. The CMR



MONTANA GRASS RANCH IMPROVEMENTS:

Many of them recent—are too numerous to mention but we will attempt to give a good



Prior to 2014	
Fence 2-12 sections to 4 -6 sections (2007)	\$14,000
Convert windmill in section 6	\$3,000
Install pipeline project (2011-2012)	\$50,000 (was cost shared by county)
New corrals (2011)	\$20,000
Put in culvert (house section)	\$1,500
Extend pipeline to new bull trap (2012)	\$2,100
Added new water tank in bull trap (2012)	\$800
Drilled new well in Section 22 (2013)	\$9,074
Put solar panels on new well, sect. 22 (2013)	\$2,500
Convert windmill to solar section 4 (2014)	Included below
Convert windmill to solar section 28 (2015)	Included below
Convert windmill to solar section 17	\$3,000
Ran pipeline (and tire tank) in 2 1/2 section (2013)	\$6,000
2014	
Solar panel section 30	\$6,082
Convert windmill (solar pump & panels)	\$4,664
New calving shed	\$32,000

2015

Panels for branding corral, new barn, etc.	\$9,385
Cake bin	\$11,350
Cement for cake bin	\$2,000
Hay Feeders (4)	\$2,300
Wells (2)	\$48,533
Solar pumps, panels, etc. for 2 new & 1 old wells	\$18,501
Hydrolic chute	\$9,500
Tire tanks, fencing material	\$3,635
New fencing for separate pasture/house section	\$6,172

2016

Run pipelines from exising well/tanks	\$11,000 (Estimated)
Grade roads	\$1,200

TOTAL

\$278,296

WATER RIGHTS:

Extensive water rights are filed for livestock and domestic use on numerous wells; several reservoirs; and creeks and drainages. Water pipelines distribute the water from wells to every pasture. Wells vary from 150' depths to 600'. Some of them are newly drilled, solar wells, and most of the older wells have been converted from windmills to solar power.. Output volumes are good and some newer wells 'came in' close to 100gpm.

CLIMATE:

The average annual precipitation is 12"-14" according to the Climate Atlas of Montana.

PLANTS & CROPS:

Clean, abundant stands of; Western Wheatgrass, Green Needlegrass, Threadleaf Sedge, and Blue Gramma make up the majority of plants found on the ranch. I saw no knapweed or leafy spurge on this property. Invader plants such as cheatgrass, cactus, and sagebrush are present in lesser amount than on most large ranches.



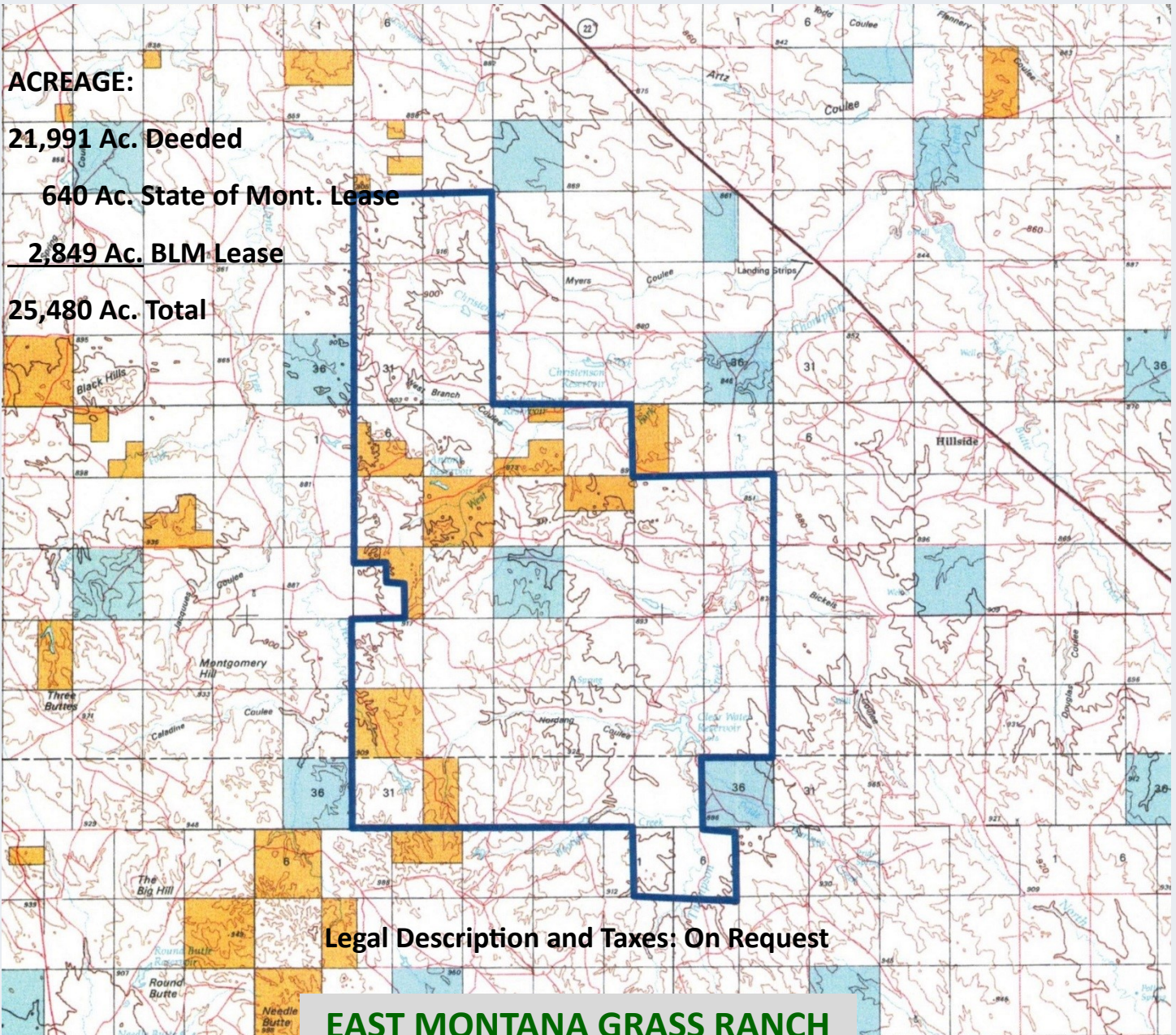
ACREAGE:

21,991 Ac. Deeded

640 Ac. State of Mont. Lease

2,849 Ac. BLM Lease

25,480 Ac. Total



Legal Description and Taxes: On Request

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