

SCOTT WESTERN REALTY

MONTANA HOMES, FARMS AND RANCHES



MELSTONE GRASS RANCH

MELSTONE, MONTANA

MLS # 315010

\$2,124,923 4,482 ± DEEDED ACRES

LISTED BY: **FRED SCOTT**

3630 VICKERY DRIVE

BILLINGS, MONTANA 59102

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www.ScottWesternRealty.com



Fine grazing land located in East-Central Montana. Melstone Ranch is a Premier grass ranch with 4,482 deeded Acres of excellent grazing. Cross-fenced and watered in every pasture.

This ranch has been managed to use water, mineral, and fences to optimize grazing all season long and finish each year with grass left-over. This management allows nature to seed the new crop! The ranch has been used primarily as a cow-calf operation. However, with the natural stand of grass, this property could probably be used for a stocker-feeder operation as well.

Melstone Ranch is located 1 1/4 miles East of Melstone, MT on Hwy 12. North on Hwy. 500 for 4.7 miles to Keggy Coulee Rd. Then West on Keggy Coulee Rd for 4.2 miles to property line.

Legal description: T10N R30E: Sec. 2, all; Sec. 3, all; Sec. 10, all; Sec. 11, all; Sec. 14, all; Sec. 15, all. T11N R30E; Sec. 35, all.

All information contained in this web site is deemed reliable but not guaranteed. All properties are subject to prior sale, change or withdrawal notice.

Scott Western Realty believes all information to be correct but assumes no legal responsibility for accuracy.

PRICE: \$2,124,923.

MELSTONE GRASS RANCH

MLS # 315010



Farm and Ranch
ML# 315010 Active

00 Keggy Coulee ROAD
Melstone, MT 59054

LP \$2,124,923
OrgLP \$2,124,923

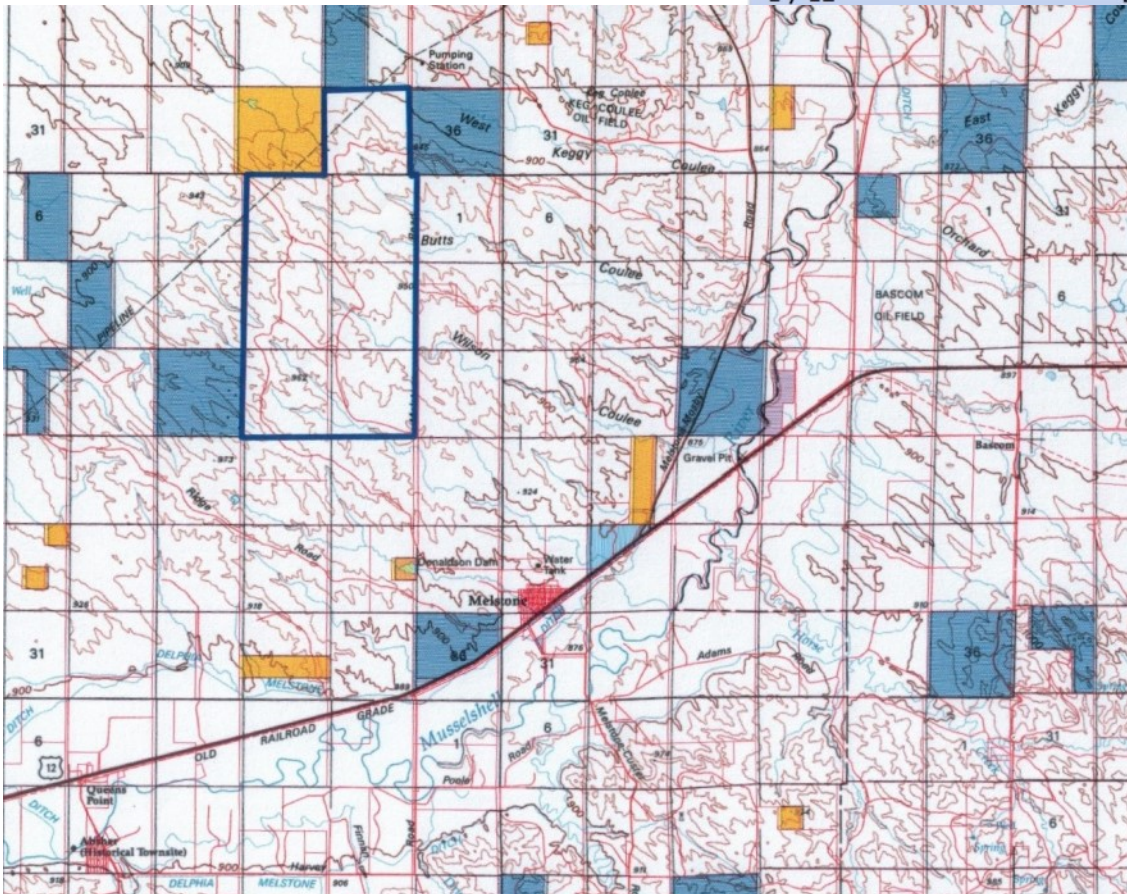


Type: **Ranch**
Style: **Other**
Area: **(19) Melstone**
County: **Musselshell**
Ranch Name: **Melstone Grass**
Miles to School:
Miles to Paved Rd:
Miles to Gravel Rd:
Built Info: **Unknown**
Siding:
Garage: **/ None**
Taxes: **\$0** Annual SID: **\$0**
Tax ID: **0**
Recent: **01/13/2021 : NEW**

Total SqFt:
LP/SqFt:
Beds Lower: **0**
Beds Up: **0**
Full Baths:
Half Baths:
Year Built: **0**
Tot Acres:
Leased Acres:
Deeded Acres: **4,482.00**
Improvements:
SID Payoff: **\$0**



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