

# SCOTT WESTERN REALTY

MONTANA HOMES, FARMS AND RANCHES



## GAME PARADISE RANCH

NEAR ROUNDUP, MONTANA

MLS# 314755

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**\$3,200,000      1269± DEEDED ACRES**

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LISTED BY: **FRED SCOTT**

3630 VICKERY DRIVE

BILLINGS, MONTANA 59102

P: 406 656 5636

M: 406 698 7620





### **General Information:**

Very rare Musselshell River ranch comprising 1269 deeded acres.

Land is made up of: 226 acres pivot irrigation with excellent water rights. 1043 acres of timbered pasture and River bottom land. Game Paradise Ranch is both scenic and productive.

### **Improvements:**

State-of-the-art Pivot Irrigation system with "Smart Box Controller" to program: Start; Stop; Emergency Shutdown; Variable Water Application; End-gun coverage; etc.

Complete set of older improvements in very nice condition including: Historic log home with barn both well-kept and very functional. A good set of working corrals.

Metal shop.

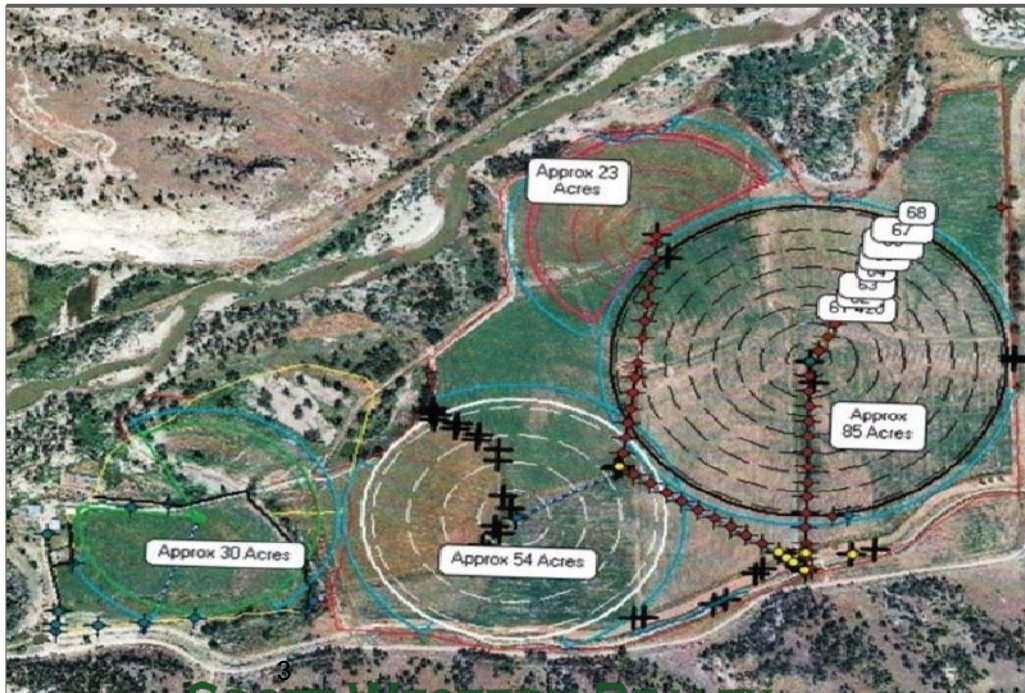
### **Location:**

Just 23 miles E of roundup Montana off highway 12 and one mile East of Musselshell Montana on the old Musselshell River Road the ranch has plenty of privacy but is only 68 miles from Billings Mt and all services facilities etc.

**PRICE: \$3,200,000.**

# GAME PARADISE RANCH

MLS# 314755



Farm and Ranch  
ML# 314755 Active

0 Old Musselshell River Rd.  
Other-See Remarks, MT 59059

LP \$3,200,000  
OrgLP \$3,200,000



Type: **Diversified**

Style: **Ranch**

Area: **(11) Roundup**

County: **Musselshell**

Ranch Name: **Reiger Ranch**

Miles to School: **1**

Miles to Paved Rd:

Miles to Gravel Rd:

Built Info: **Established**

Siding:

Garage: **2 / Detached**

Taxes: **\$0** Annual SID: **\$0** SID Payoff: **\$0**

Tax ID: **0**

Recent: **12/22/2020 : NEW**

Total SqFt:

LP/SqFt:

Beds Lower: **2**

Beds Up: **2**

Full Baths: **2**

Half Baths:

Year Built: **0**

Tot Acres: **1,269.00**

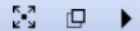
Leased Acres:

Deeded Acres: **1,269.00**

Improvements: **Yes**



1 / 20



Description: **Pivots on irrigated deeded land. All improvements in very, very nice condition.**

Imprvmt/Land: **Complete set of improvements including:main house-historic log home-metal shop-barn-working corrals.**

Comments: **Beautiful, productive, recreational property. Seventy miles from Billings, MT. Twenty-two miles from Roundup, MT.**

Public Remarks: **All irrigation ground has one-year old stand of round-up ready alfalfa. Livestock water and tanks besides the Musselshell River for livestock water. Big Game Paradise: Elk, mule deer, whitetail deer, cougar, etc. Ready made farm/ranch with all the amenities for a big operation.**

Private Remarks:

Directions: **One mile East of town of Musselshell, MT.**

	Irrigated			Dry			TOTAL
	Crop	Hay	Pasture	Crop	Hay	Pasture	
Deeded:		226				1,043	1,269.00
Leased:							

Township:

Legal Description: **Call broker**

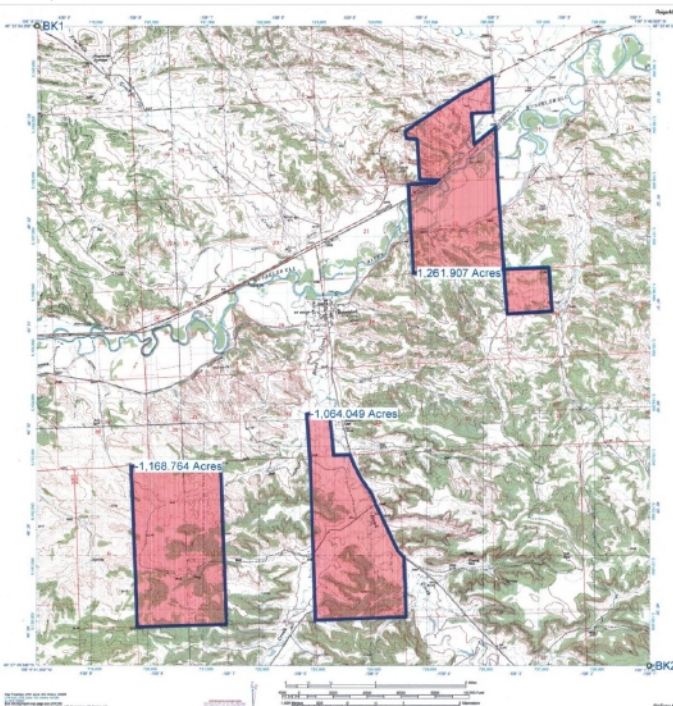
Range:

Heating: **Propane** Cooling: **None**

Electric: **Yes** Gas: **No**

Water: **Domestic Well, Well** Phone: **Yes**

Features: **Appliances, Basement** Disclosure: **Not on File**



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 ScottWesternRLTY@AOL.com

[www.ScottWesternRealty.com](http://www.ScottWesternRealty.com)

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