

Indian Creek Ranch



Presents

Indian Creek Ranch

Brusett, Montana



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Acreage

6,644+/- total

2,733+/- Deeded Acres

640+/- ac State lease

3,271+/- ac BLM or 504 aums

The ranch has 5 miles of cottonwood tree creek bottoms in a wide creek valley, high cedar and pine ridges with steep drainages and rugged divides. On top of the divides are open areas farmed and hayed. This ranch has the classic Missouri breaks that make for good cow country and great hunting.

Location

The ranch is located 35 miles northwest of Jordan MT. The ranch is 4 miles east of the CMR and the UL Bend area of Ft. Peck lake. 120 miles southeast is Miles City, which has a population of 9,000, and is the regional trade center with all the modern services of a larger city, airport, hospital, community college, stock yard, banks, motels, accounting and insurance services. The ranch has average precipitation of 12-14+/- inches per year.



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Improvements

The ranch has a 1980 Bonneville 14X70 trailer home with attached entry way. A 30X40 wood frame building with cement floor and heated, and a good set of corrals for cattle handling. Ranch is fenced with 3 & 4 barbed wire. Fences are in good to fair condition. Water development is good, 1 artesian well for the house and pipeline with tire tanks, 9 livestock dams and seasonal water in the creek.



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Operation

Historically the ranch has been a cow calf unit, with harvested feed production from the farm and hay land. Carrying capacity of the ranch is subject to management and rainfall. Historically 180 AU with winter feeding per the owner.

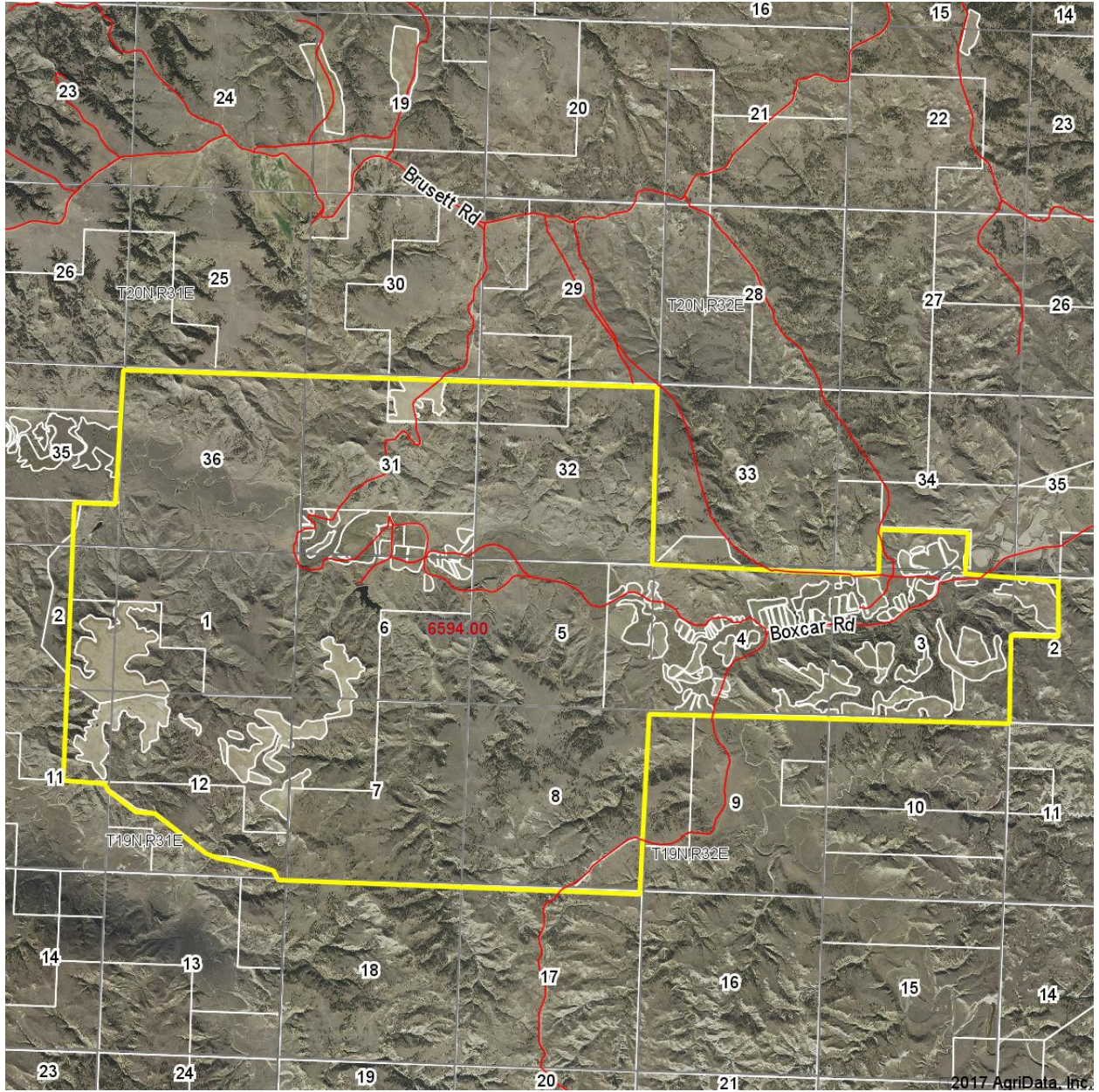
There are 11+/- separate fenced pastures to allow for the rotation of livestock, haying and crop production. Livestock water development allows for rotation opportunities.



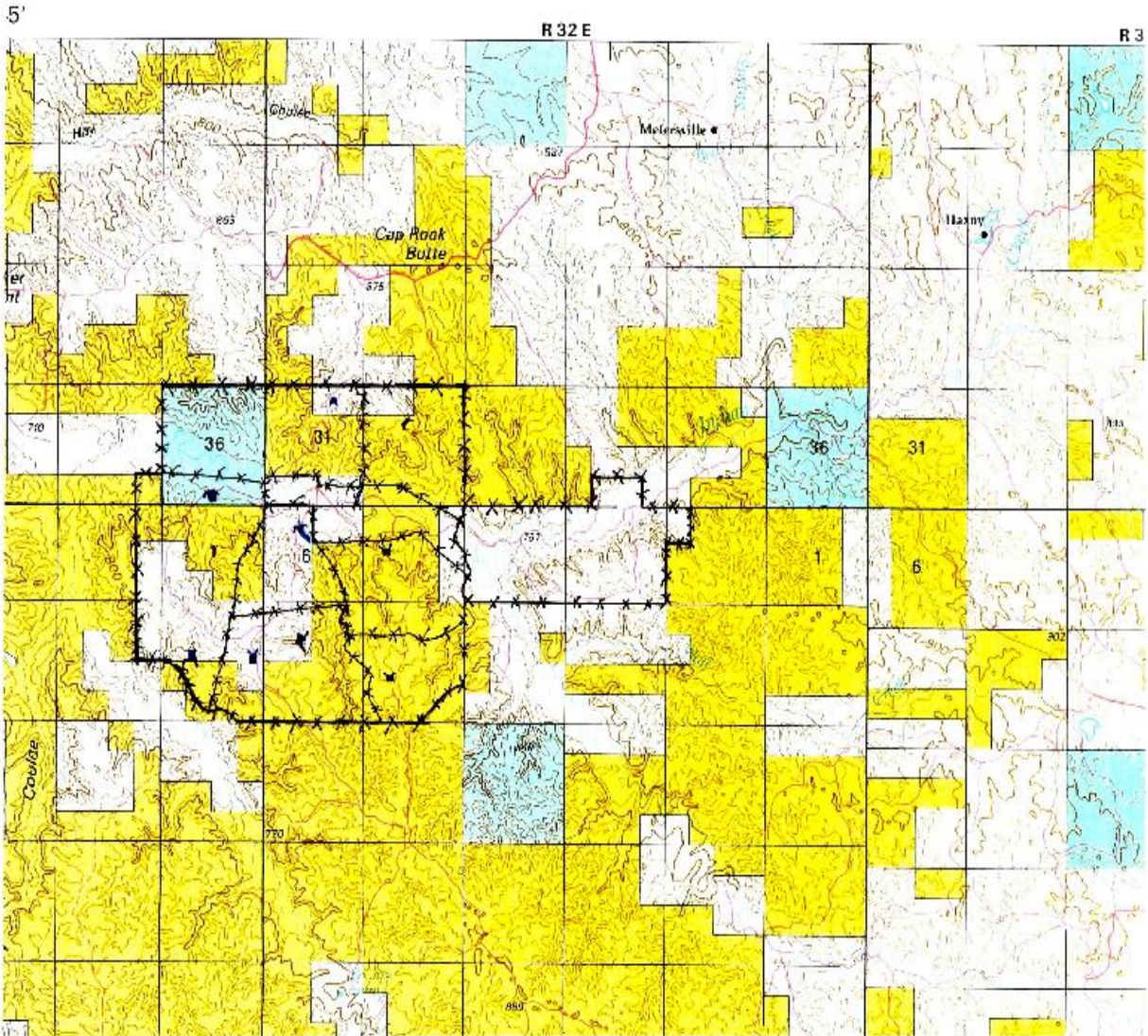
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This map represents the fences and pastures on the ranch. The broker and the owner feel that this is a reasonable depiction of the fences. This is not an exact description and the perimeter fences are not all on the exact property boundaries. A buyer should exam the property to make their own determination.

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Recreation and Hunting

Many outdoor activities can be enjoyed on the ranch. There are Elk, Mule deer, upland birds and predators. The Ft. Peck lake and CMR is close by for fishing, hunting and recreation. For the outdoor enthusiast, a wide variety of opportunities are waiting for you.



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Brokers Comment

This is an opportunity to own a productive ranch in the Missouri breaks of Eastern Montana. Native and tame grass pastures with reservoir, artesian well pipeline water and seasonal creek flow, make this a productive ranch. Ranch has a dry land crop and hay base that has consistently provided for winter feed needs. Indian Creek ranch has outstanding hunting in the 700 district. Call us for an exclusive showing and more information.

PRICE
\$2,200,000

TERMS
Cash

TAXES
\$2,442

The information contained herein was obtained from the owner and the other sources deemed reliable, but is not guaranteed. Prospective buyers are advised to examine the facts to their own satisfaction. Listing made subject to error, omission, change of price, prior sale and withdrawal without notice.

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