

Schiffer Ranch Co. Kern Place



Presents

Schiffer Ranch Co. Kern Place Forsyth, Montana



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Acreage

28,054 +/- Deeded
Acres

BLM 461 aums,
4,451 +/- acres

1,920 +/- acres State
Leases

560 +/- acres inholdings

34,985 +/- total



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Location

9+/- miles North of Vananda, or 18+/- miles up Big Porcupine creek Road off Highway 12. The ranch is a total of 36+/- miles NW of Forsyth MT. This area is known as the "Big Open". Large open expanses of native range land that have been used for generations as summer grazing for yearlings and pairs.



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Improvements

Main shipping corrals are located along the Big Porcupine Road on the south end of the ranch. These corrals are newer planks on ties with a sorting alley and loading chute. There is a 20,000# platform scale. At the Kern homestead there is another set of plank corrals used for hauling cattle in and out of the ranch. 4 miles north of the Kern homestead is a set of steel panels on posts and wire trap for gathering cattle too and sorting or hauling out. All the corrals are in average to good condition. These are very functional facilities built by ranchers to handle large numbers.



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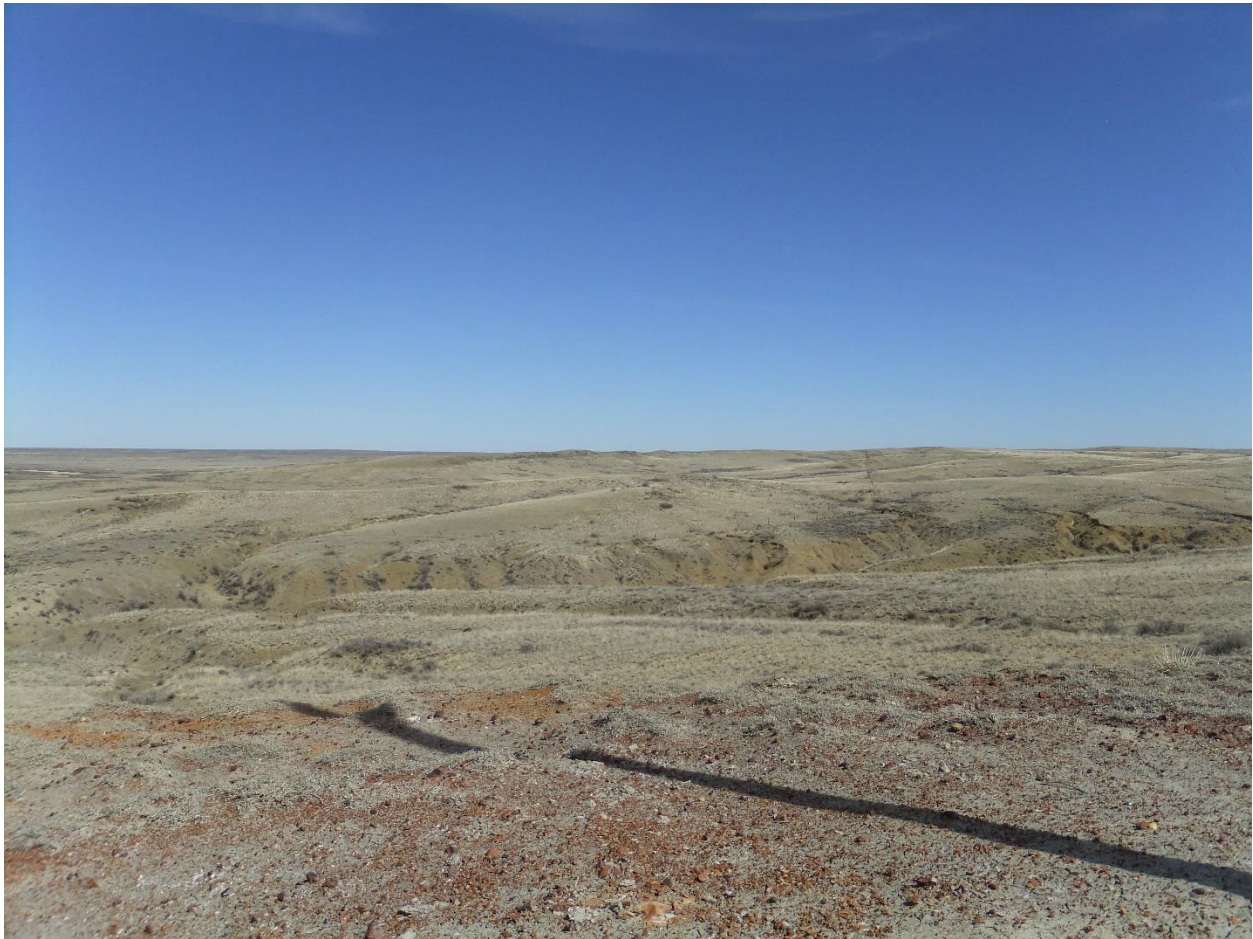
Operation

The Kern place is fenced into (6) pastures. These vary in size from several thousand acres to twelve thousand acres. The fences are mostly 4 & 5 strand barbed wire in average condition.

The owners have used this ranch for decades for grazing 7-8 months, primarily from April into November. They have run 425-450 pairs and 525-540 yearlings on this ranch for 7-8 months. They did not overgraze, leaving plenty of cover on the ground. This is hard grass country that will put pounds on cattle.

The ranch has numerous pits and dams, from small to large. Blacktail reservoir, Kern reservoir and Brown Coulee reservoir are the large dams. East Blacktail creek is the primary drainage running north to south the length of the property. There are several dams and diversion dikes on this creek. The smaller dams are on shorter drainages providing water across the entire ranch. Water wells, if drilled, are very deep and the water may not be potable. There is a subsurface pit below the Kern dam with a pipeline and tanks. This system has not been used for years and the condition is unknown.

The ranch has its share of wildlife, mule deer, upland birds, and other wildlife call the ranch home.



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Brokers Comment



A large open range ranch unit that has a history of producing pounds on calves and yearlings. You will look long and hard to find this much country in one block that has good water development, fences and corrals. Call Monty today for a private showing.

PRICE
\$14,300,000

TERMS
Cash

RE TAXES
\$11,061

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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