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FL ROBINSON RANCH

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Montana Legacy Ranch

Large ranches in the Northern Great Plains of Montana do not often come up for sale, but the FL Robinson Ranch, located just a few miles west of the town of Malta, is now on the market. The ranch has excellent assets, including 17,146+/- deeded acres, superior water rights, farmland, irrigated hay meadows, Mule deer, Whitetail and upland game bird hunting, easy access to Highway 2 and Highway 191 S and a local airport. The ranch can serve as a legacy family property for decades to come, a large yearling operation or large scale ranch expansion.

Listed at \$12,400,000

Individual Parcels:

Eli Place: \$3,400,000

Homestead: \$1,500,000

Robinson LLC: \$7,500,000

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Property Overview:

- 17,145+/- Deeded Acres
- 350+/- Irrigated Acres
- 2,973+/- Acres of Dryland Farm
- 5,723+/- Acres of Improved Pasture
- 1337+/- Grazing Acres
- Mule Deer, Whitetail, Pheasant, Upland Game Birds
- Working Corrals
- Certified Scale
- 24' x 34' Metal Pole Barn
- Wheel Line and Gated Pipe Irrigation Systems
- Historic Farm and Cattle Ranch







Welcome to Malta, MT

North Central Montana, also known as the “Hi-Line,” includes Hill, Blaine, Phillips, Valley, Daniels, Roosevelt, and Sheridan counties. Phillips County borders Saskatchewan, Canada, to the north and the Missouri River to the south.

Key geographical features in Phillips County include the Little Rocky Mountains, Bowdoin National Wildlife Refuge, the Missouri River Breaks, and a portion of the Fort Belknap Indian Reservation. The area is known for its diverse landscapes, rich mining history, and abundant wildlife, including deer, antelope, and elk. Popular recreational activities include hunting, fishing, hiking, and snowmobiling.

Local amenities in Malta, the largest town in Phillips County, include grocery stores, gas stations, motels, restaurants, and schools. Agriculture is a significant part of the local economy, with Phillips County hosting an average farm size of 3,613 acres. The county is also noted for historical events like the 1901 train robbery by Kid Curry and the discovery of a 77-million-year-old dinosaur named Leonardo, displayed at the Great Plains Dinosaur Museum.



Montana Ranch Offers a Trio of Parcels on One Pr

Parcel #1

Eli Place - \$3,400,000

Parcel #2

Homestead - \$1,500,000



Malta

Parcel #3 & #4

Robinson LLC - \$7,500,000

Property

Entire Property: \$12,400,000 · 17,146+/- deeded acres

Individual Parcels:

1: Eli Place: \$3,400,000 · 5,188+/- deeded acres

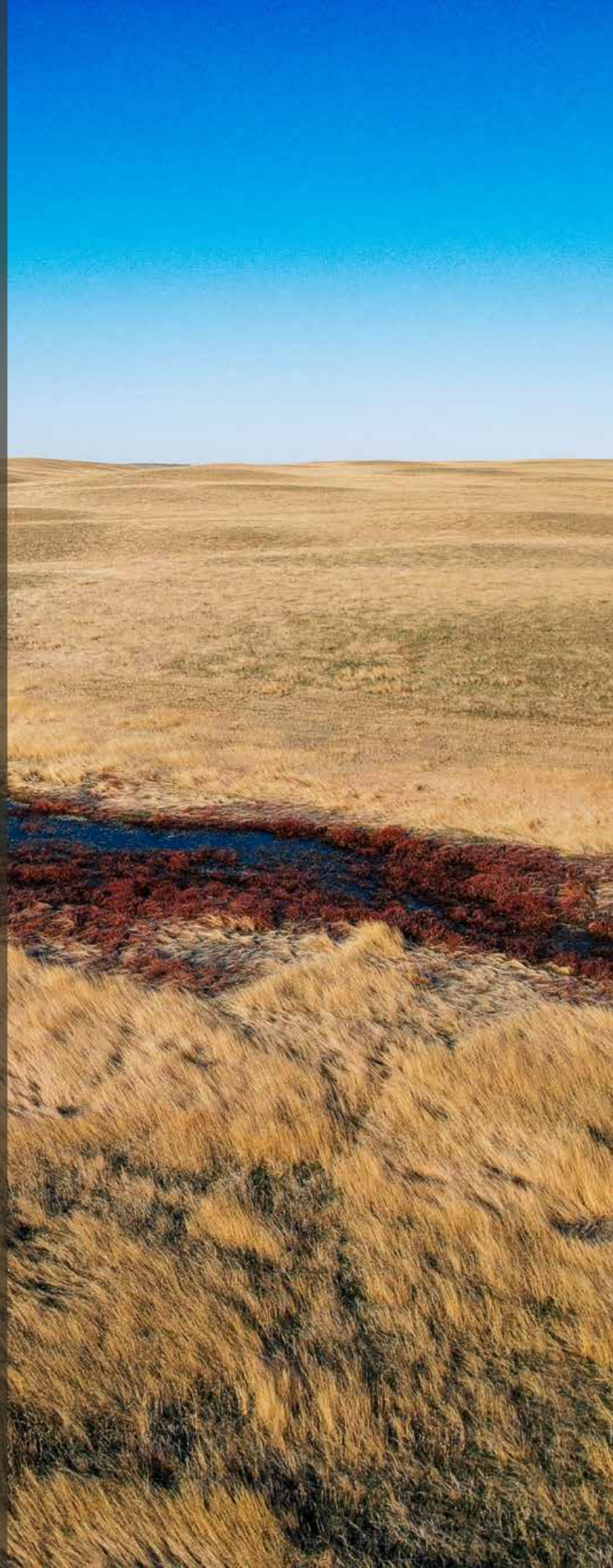
2: Homestead: \$1,500,000 · 1,600+/- deeded acres,

3: Robinson LLC: \$7,500,000 · 10,356+/- deeded acres

FL Robinson Ranch

The Robinson Ranch is divided into three distinct sections, each fully functional and capable of operating independently. These segments are available for purchase either collectively or separately. The entire property spans over 17,146 deeded acres, offering a vast expanse of land that reflects the rich agricultural and pastoral heritage of the region. Each part of the ranch has been developed to support various agricultural activities, ensuring a versatile and sustainable operation.

Listed at \$12,400,000





1 • Eli Place

The northernmost property lies approximately 15+/- miles north of Highway 2 just off the North Wagner Road. The Eli Place, as referred to by the owners, consists of 5,188+/- deeded acres, including 4,092+/- acres of Improved Pasture and 1,096+/- acres of Native Grass. All acres on the Eli Place are under easement with the US Fish and Wildlife Service for the purpose of protecting and enhancing waterfowl habitat.

Listed at \$3,400,000

2 • Homestead

The Original FL Robinson Homestead lies just 6+/- miles south of the Northern portion of the ranch, and is the location of approximately 1,600+/- deeded acres, 1,358+/- of those acres in production as conventional dryland farm acres.

Listed at \$1,500,000





3 • Robinson LLC

The FL Robinson Ranch southern holding consists of 10,356+/- Deeded Acres, 359+/- of those acres irrigated with water from the Malta Irrigation District using a network of wheel line and gated pipe, fed by the South Dodson Canal. The gravity fed system has been fine-tuned over the years to operate with efficiency, resulting in high quality hay production for use on the ranch. The Robinson LLC property features an historic 100-year-old barn.

Listed at \$7,500,000



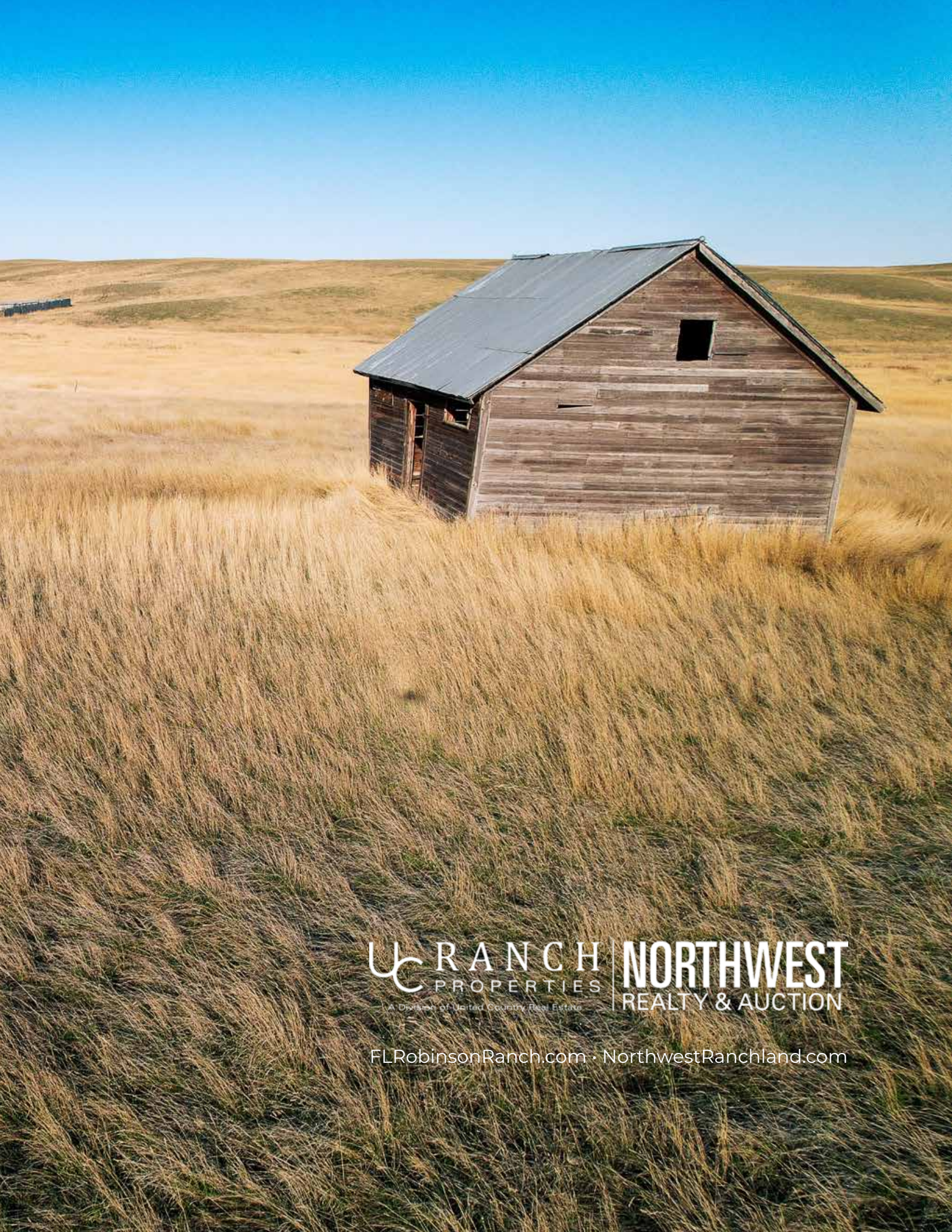


A Historic Property with Excellent Water Rights for Ranching and Irrigation

The Forebearers of the Robinson family began their trek to Montana in 1880 with a 3-month cattle drive that took them from Denver, Colorado across the mountains to the Grand Valley. The FL Robinson Ranch was one of the earliest settled ranches in Phillips County, Montana, a testament to the resiliency of the family. The Ranch has been held in the family for 3 generations, raising hay, running cattle and farming dryland crops.

As the saying goes in the West, “Whisky’s for drinking, Water’s for fighting,” The originators of the Robinson Ranch no doubt understood the importance of water for ranching in Eastern Montana and secured an extensive list of water rights, all included in the sale of the ranch. Several waterline fed cattle watering tanks along with multiple large pits and reservoirs ensure ample water in all corners of the property. This critical resource supports the ranch’s agricultural operation, from irrigated hay meadows to well-watered pastureland.





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Irrigated Hay Fields, Farm Ground and Large Grazing Pastures

This critical resource supports the ranch's agricultural operations, from irrigated hay meadows to pastureland. The hay ground is watered with wheel-line irrigation and gated pipe ensuring plentiful hay production. The irrigated fields are fed from the Dodson South Canal system. The ranch has historically produced 5 ton to the acre in hay production.

Improved Pasture for Cattle on Northern Montana Ranch

In recent years, approximately 7 miles of interior and exterior fencing have been replaced on the northernmost part of the Robinson Ranch, a key area for the ranch's rotational grazing plan. The Eli Place provides water for livestock through 10 pits distributed across the terrain. Seasonal potholes across the prairie often fill with water in the spring, creating ideal conditions for upland bird species like Sage Grouse, Pheasant, and Huns. Additionally, two deep wells, each about 400 feet, supply six water tanks via an underground pipeline.







Robinson Ranch, an Investment in the Future of Montana Agriculture

The Robinson Ranch is a true Montana Legacy Ranch, accumulated over many years by a savvy businessman who understood well the value of agriculture and the lands' potential for appreciation. Managed for over 100 years by excellent stewards of the land, cattle herds have thrived here and crops have provided a way of life for the families whose livelihoods rely on the productivity of the ground. Pride of ownership is apparent on the Robinson Ranch, a turn-key operation for the farmer or rancher looking to expand, or for the investor who sees the value, like Fred Robinson, of an investment in agriculture and owning a piece of Montana





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Visit FLRobinsonRanch.com



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Listing Agents

Tanner Anderson and Carly Bishop

Tanner Anderson and Carly Bishop's background in the farming and ranching lifestyle runs deep. They understand the value and importance of tillable acreage, how cattle stocking rates affect rangelands, the significance of water and good soils and the how agriculture and wildlife complement one another to create successful, sustainable operations. Their ability to gauge a property's value, highlight its' best assets and understand a buyer and seller's needs are a large part of their success – the rest is a result of their personalized approach. Tanner and Carly are proud to represent the Robinson Ranch in it's first time to the market and are honored to assist in the transition of this Legacy Property.

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