

CORDER

AND ASSOCIATES, LLC



Buffalo Coulee Ranch

Buffalo Coulee Unit, Glasgow, MT 59230

Offered at \$1,750,000



Presented Exclusively by

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Property Information

Lot Size: 1,947 Deeded Acres

Leased Acres: 320 Bureau of Land Management Acres

Taxes: \$1,370.65 (2022)

Legal: Lengthy request from listing agent

Utilities: Power and phone runs through property

Crop History: Dry land wheat 10 years prior; 80 acres hay ground produces up to 300 bales

Water: Buffalo Coulee Creek (seasonal)

Well 1: 5 GPM into 2000 gal. storage tank that gravity feeds 5 miles to 8 tanks; this well is utilized in the summer only and ran with electricity

Well 2: Homestead well to one tank and ran by a generator

Well 3: Pump jack well with electric motor to one tank

Outbuildings: Working corral system with round tub; Well house

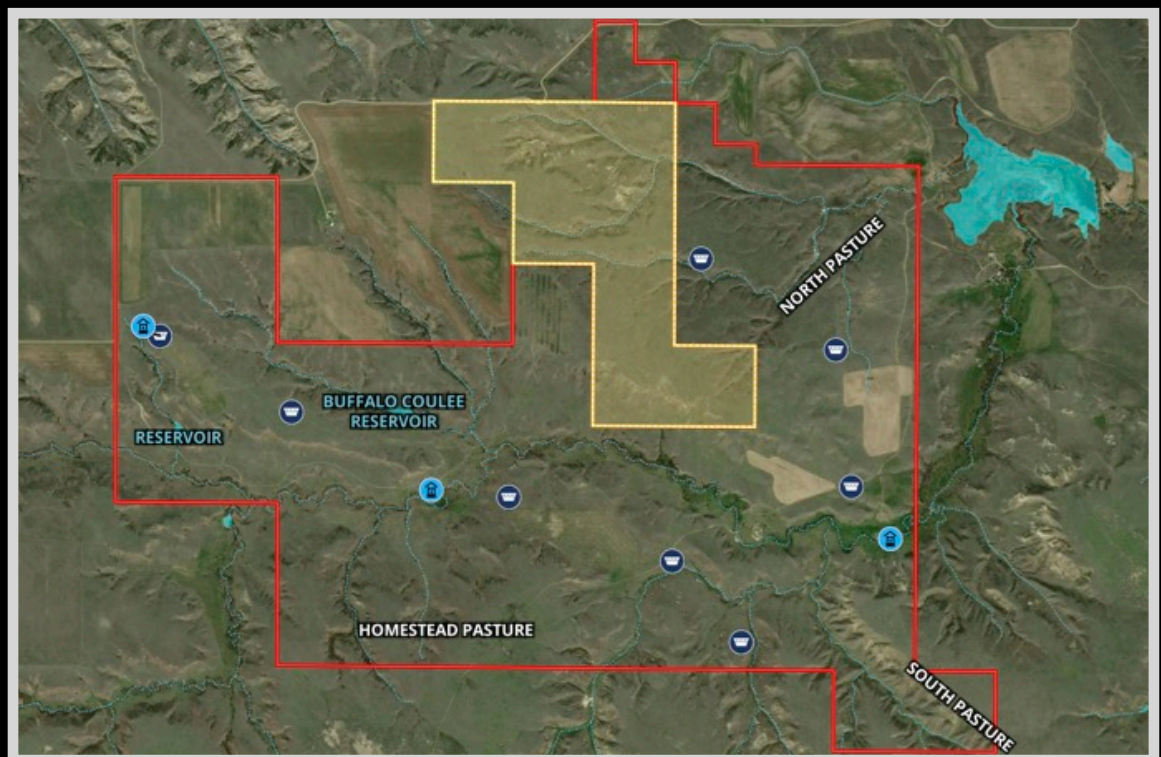
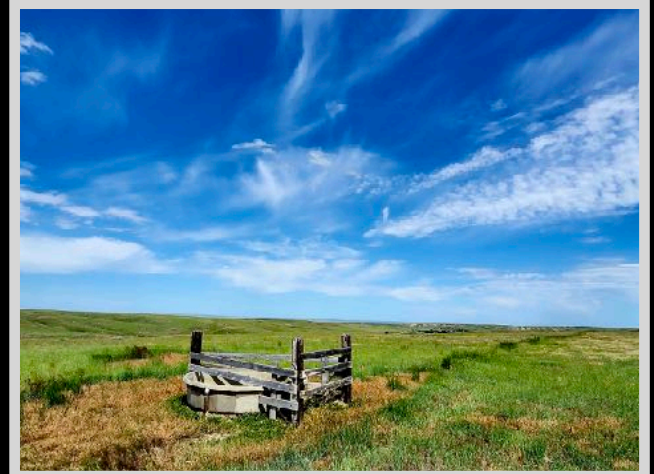
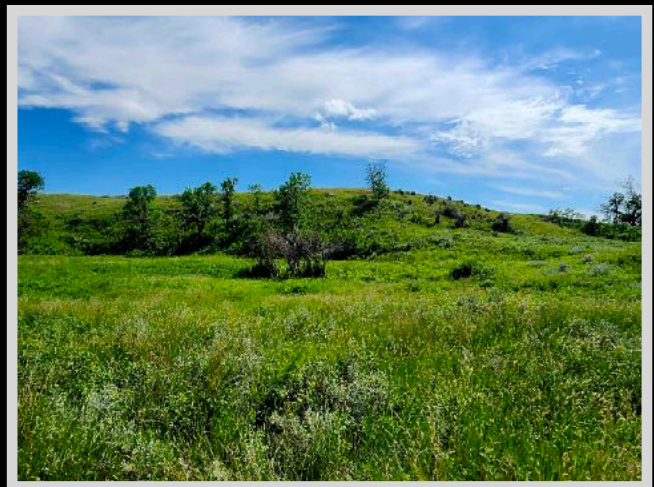
Fencing: Like new perimeter fencing; Cross-fenced into 3 pastures

Hunting District: 630

Elevation: 2,093 ft.

Easements: FWP easement on property; Conservation Easement

Access: County gravel road



Executive Summary

The Buffalo Coulee Ranch encapsulates 1,947 contiguous acres of nutrient-rich grazing land that satisfies livestock and wildlife alike. In addition, 320 acres are leased from the Bureau of Land Management Acres. The coulees and diverse terrain give the ultimate cover for wildlife ensuring a successful hunting season. The ranch consists of 3 separate pastures sustaining a grazing system that allows for the native grasses to flourish. A well-

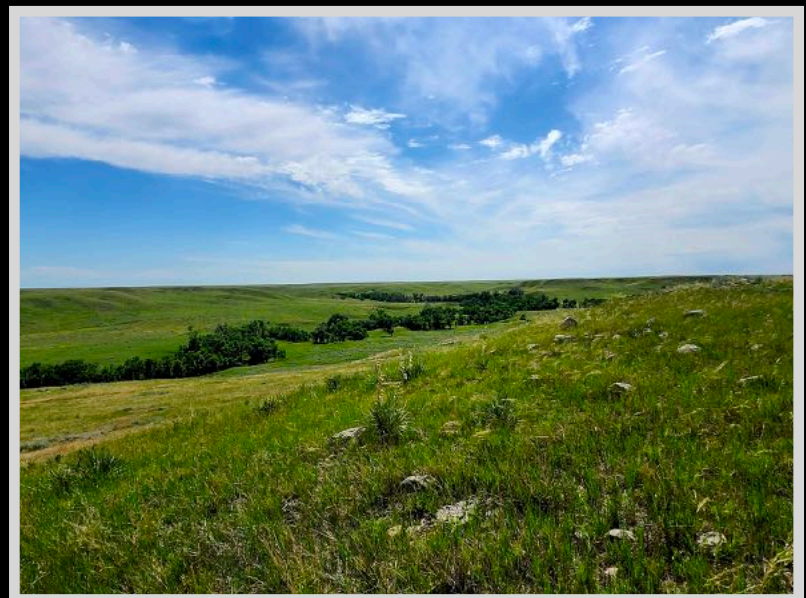
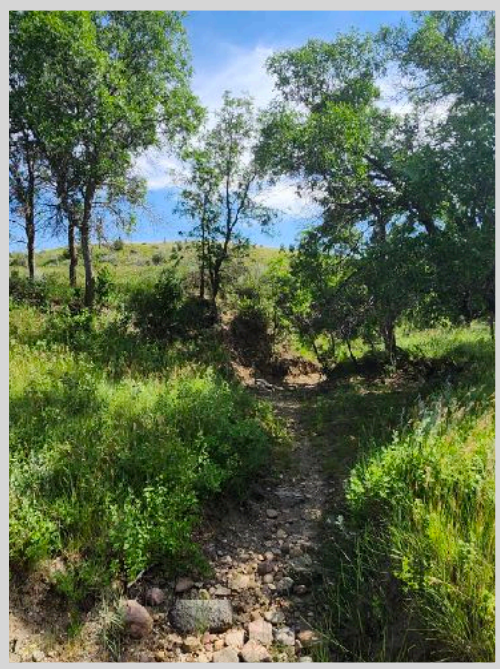
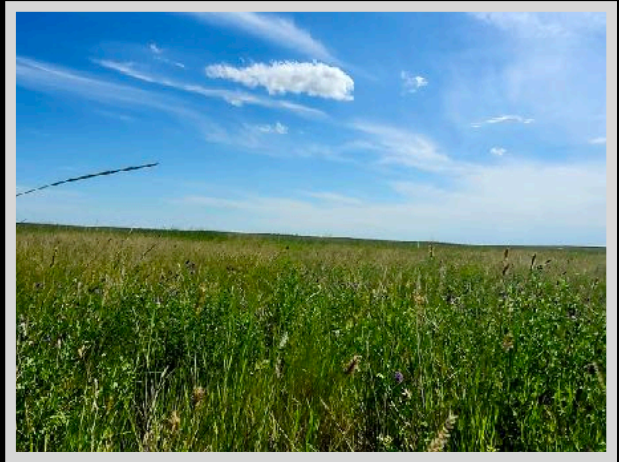
designed water system provides water to eight stock tanks located strategically within the three grazing pastures. There are an additional two wells with stock tanks for backup if ever needed. Structures on the property consist of working corrals and a round tub that makes sorting and shipping easy and efficient.

The natural landscape of Buffalo Coulee Ranch is well-preserved and respected. The present wildlife offers opportunities to hunt and fill your freezer with grass-fed white-tailed and mule deer, antelope, pheasant, sharp-tailed grouse, and Hungarian partridge. The tranquility surrounds the seasonal Buffalo Coulee Creek. Historically, dry land wheat was seeded and harvested whereas the 80 acres of hay ground currently produce up to 300 bales.

The area sees about 12 inches of rain annually and 32" of snow with only 1 inch of average depth. The high temperatures rise in July to about 87 degrees and the low drops in January to 4 degrees. In a year, the Glasgow area typically sees 196 days of sunshine.

Opportunities abound with such a diverse property. The Fish, Wildlife, and Parks provide income in return for participation in the Block Management program. Buffalo Coulee Ranch has been enrolled since 2012 offering hunters a chance to fill their freezers as well.

The property is situated approximately 19 miles west of Glasgow, Montana, and 23 miles east of Saco. A country gravel road leads to this rangeland ranch.



Local Area

Glasgow, Montana is the county seat of Valley County. It was established in the late 1800s as a railroad town. The rolling plains and open farmland characterize the scenery of this rural town. Visit the Valley County Pioneer Museum for a glimpse of fossils, artifacts, railroad, aviation, and wildlife collections. The Milk River meanders through the area for a few more miles until it empties into the Missouri River near Fort Peck Dam. Fort Peck Lake offers recreational opportunities such as boating, floating, fishing, hunting, and more. Visit the Fort Peck Interpretive Center and Museum which displays the various animal species of Fort Peck Lake and the Missouri River. The featured attraction is the life-size model of Peck's Rex, the Tyrannosaurus Rex in the lobby. South of Glasgow is the Charles M. Russell National Wildlife Refuge.

Area Attractions

The Milk River

Forty-one different species of fish swim in the milky waters of the Milk River. One of prominence is the Channel Catfish. On May 8, 1805, the first "tourists" to this region, the Lewis and Clark Expedition, camped at the confluence of the Milk and Missouri rivers, about 18 miles southeast of present-day Glasgow. After exploring the river, Lewis called it "Milk River" because of its color resembling that of a "cup of tea admixture of a tablespoon full of milk."



Fort Peck Lake, Montana

Fort Peck Lake

Fort Peck Lake is Montana's largest body of water at 134 miles in length and a maximum depth of 220 feet. The shoreline spans more than 1,520 miles. That's longer than the California coast! More than 50 different kinds of fish call this body of water home. In 1933, a 3.8-mile dam was constructed across the Missouri River creating the reservoir. Anglers flock here for the Walleye, Northern Pike, Paddlefish, Sauger, Lake Trout, Small Mouth Bass, and Chinook Salmon. There are several access points and boat ramps.

Sport Fishing and Local Tournaments

Partake in the national event held in July at Fort Peck known as Montana's Governor's Cup Walleye Fishing Tournament. This tournament is Northeast Montana's premier walleye fishing tournament. Another fierce fishing tournament held in this area is the Milk River Catfish Classic. This "granddaddy" of the catfish tournaments is held annually in June in Glasgow, MT. The night-time event boasts popularity as it books up months in advance. Join the sport and have some fun!



Nelson Reservoir

Designated as one of the ultimate Walleye fishing areas in the state of Montana, Nelson Reservoir covers 4,000 acres of water. Located in northeast Montana 17 miles east of Malta, the reservoir attracts anglers promising to produce record-class fish! Nelson Reservoir is stocked with Walleye, Yellow Perch, and Northern Pike. The reservoir produced a state record for Walleye with a whopping 14-pound one! Ice fishing is also popular when the cold months set in. Spearing, angling, and tip-ups are the most popular methods when ice fishing. The 288-acre area allows for fishing, camping, boating, or swimming.



Charles M Russell National Wildlife Refuge

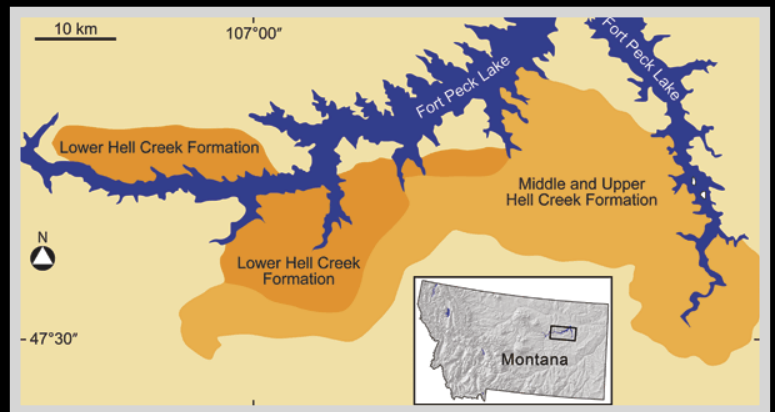
Known as the CMR Refuge, it surrounds Fort Peck Lake and is managed by the US Fish and Wildlife Service. The Refuge provides over one million acres of public land for fishing, hiking, hunting, camping, bird-watching, and other outdoor activities. If you're looking to observe game in its natural habitat, this refuge shall reward you. It is the second-largest refuge in the continental US. In September and October, locals and tourists from all over gather to watch the bull elk bugle and battle for the cow's attention. Miles of parked cars can be seen while people sit on lawn chairs and watch for hours the wild display the elk present. Herds of deer, red foxes, and coyotes can also be observed. Bird watchers can delight in spying on mountain bluebirds and black-capped chickadees. Osprey, spotted sandpipers, and white pelicans can be found along the coast of the reservoir.

Hunting

Renowned for its hunting, Montana provides the habitat. The Missouri River Breaks of the Fort Peck area are no different. Elk and mule deer like to gather near the ridges of Fort Peck Lake, some quite large. White-tailed deer and pronghorn can be found as well. Big Horn Sheep can be harvested in the area. Whether it's big game, waterfowl, predators like coyotes, or upland game birds, this area boasts some of the best in the state.

Hell Creek Formation

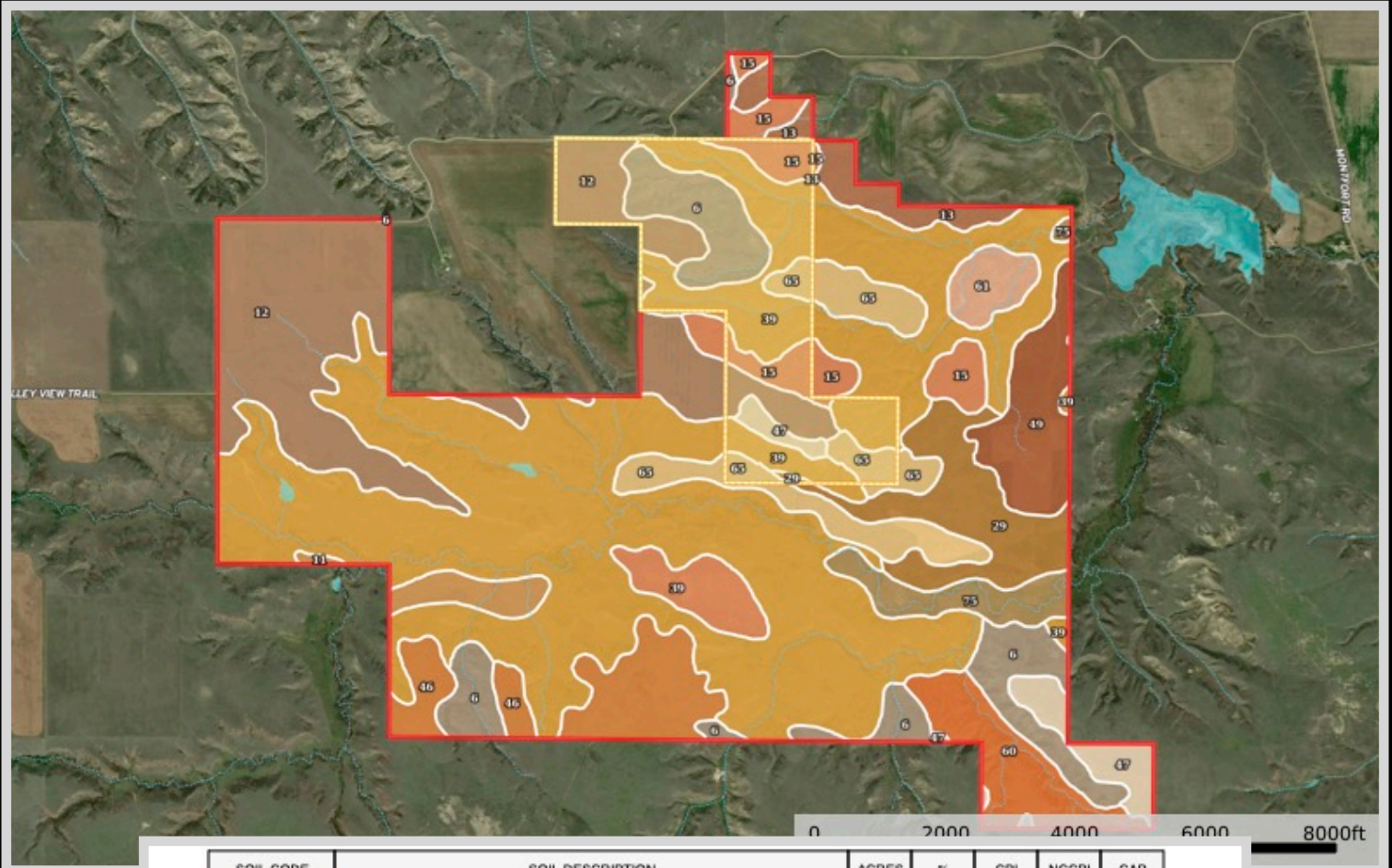
About 65 million years ago, the rugged Rocky Mountains rose and divided the coastal plains pushing the shoreline further east. In the warm and humid climate, sediment was deposited becoming what we know as the Hell Creek Formation. Dinosaur fossils are frequently found in the formation that includes Triceratops, Edmontosaurus, Pachycephasaurus, Ankylosaurus, and the Tyrannosaurus rex to name a few. The boundary between the Cretaceous Hell Creek Formation and the more recent Tertiary Union Formations provides evidence that an asteroid or gigantic meteorite struck the Earth about 65 million years ago.



Sleeping Buffalo Hot Springs

Soak in the only hot springs in the northern tier of Montana. Coming from a 3,200 foot deep well, 900 gallons of 108-degree water pumps through per minute to continuously heat a natural and chemical-free pool. The spring water contains beneficial minerals such as silica, sulfate, calcium, magnesium, sodium, potassium, and iron all advantageous for healing and health.

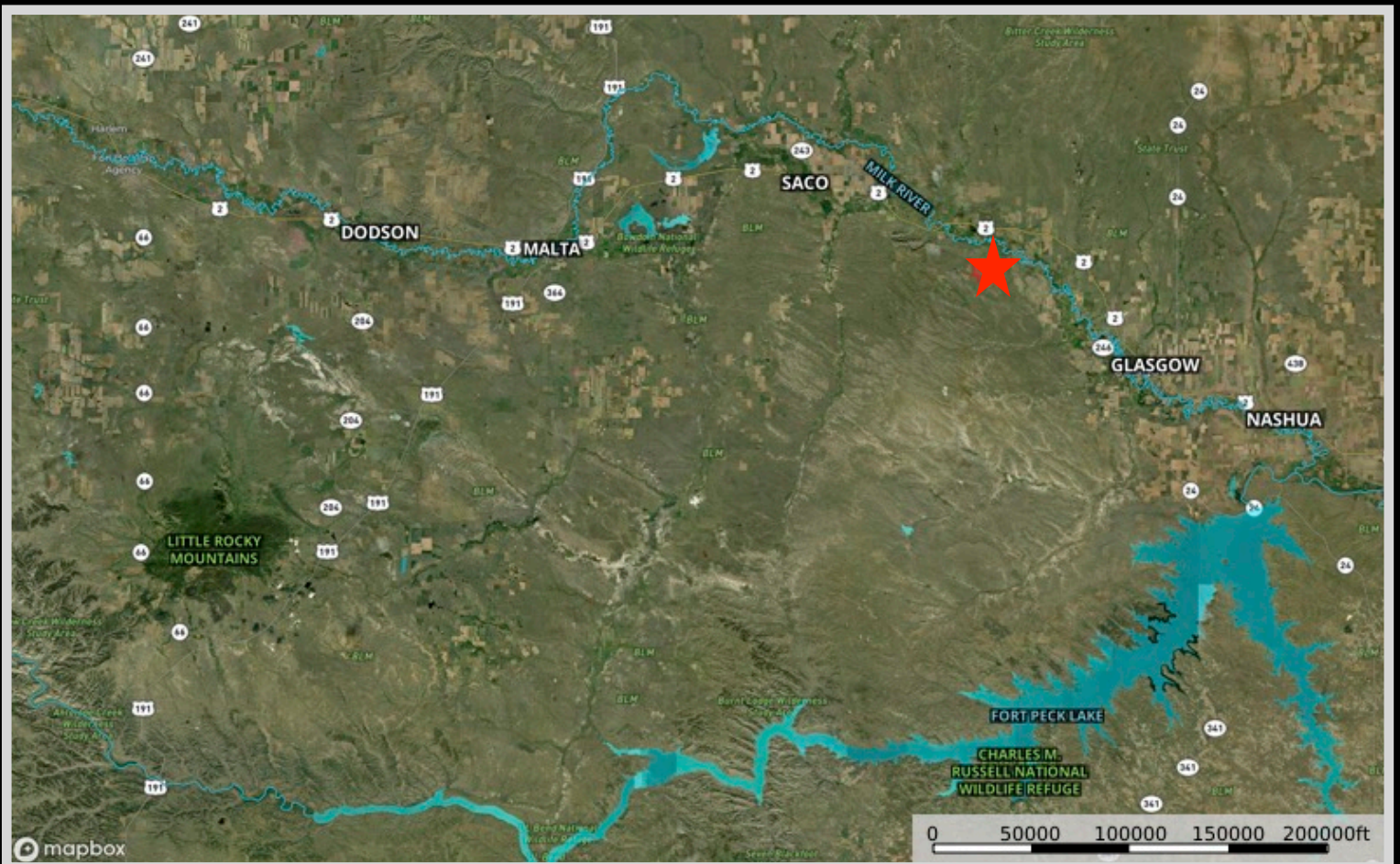
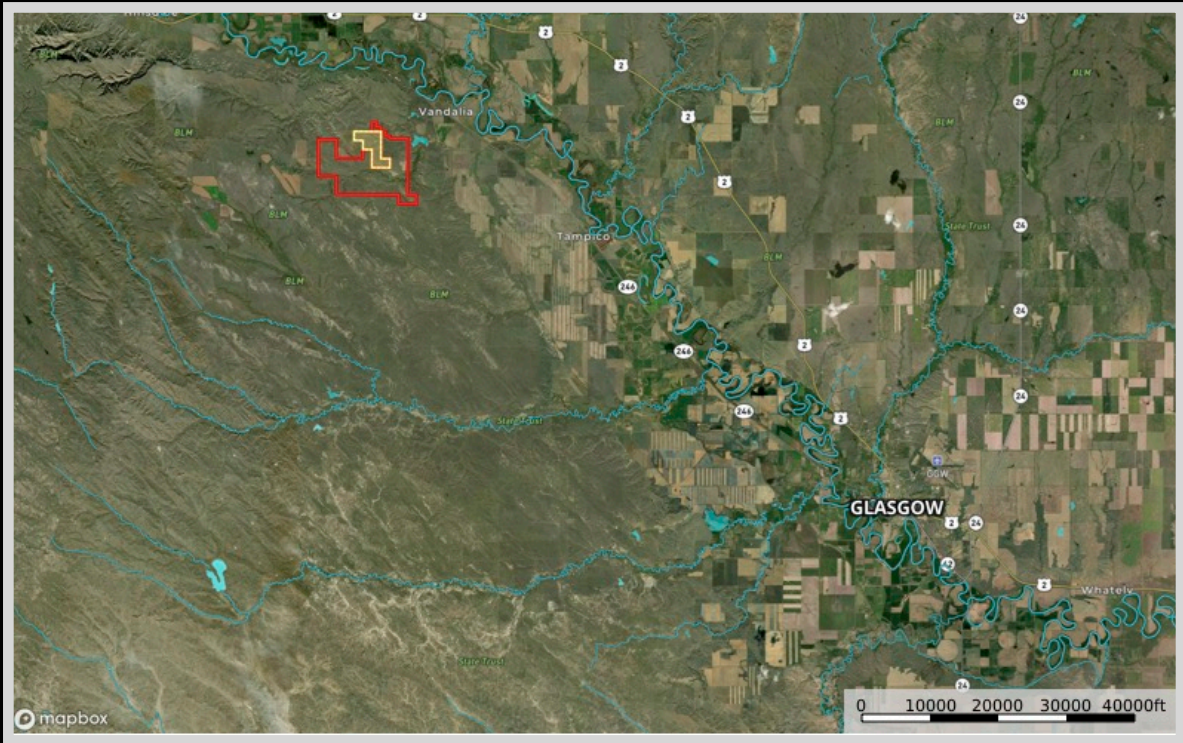
Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
39	Marmarth-Cabbart loams, 5 to 25 percent slopes	1004.72	44.38	0	9	6e
12	Evanston loam, sandstone substratum, 2 to 5 percent slopes	315.7	13.95	0	14	3e
6	Hillon-Cabbart loams, 15 to 60 percent slopes	153.34	6.77	0	2	7e
15	Evanston-Marmarth loams, 3 to 12 percent slopes	124.19	5.49	0	14	4e
65	Telstad-Joplin loams, 2 to 8 percent slopes	115.13	5.09	0	15	3e
46	Phillips loam, 0 to 4 percent slopes	104.83	4.63	0	14	3e
29	Hillon loam, 15 to 60 percent slopes	103.58	4.58	0	3	7e
49	Phillips-Kevin complex, 2 to 8 percent slopes	75.19	3.32	0	14	3e
60	Sunburst clay loam, 15 to 60 percent slopes	73.34	3.24	0	3	7e
75	Ustic Torrifluvents, gently sloping	47.24	2.09	0	15	6w
47	Phillips-Elloam complex, 2 to 8 percent slopes	45.59	2.01	0	13	3e
13	Evanston-Lonna loams, 2 to 9 percent slopes	43.46	1.92	0	14	3e
11	Evanston loam, 2 to 9 percent slopes	29.14	1.29	0	15	3e
61	Sunburst-Neldore complex, 15 to 60 percent slopes	28.2	1.25	0	3	6e
TOTALS		2263.65(*)	100%	-	10.04	5.07

The information is provided by outside sources and deemed reliable but not guaranteed by the brokerage firm, its agents or representatives. Buyers and their agents are encouraged to conduct due diligence, and verify to their satisfaction, the information contained herein regarding property.

Property Maps



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