

LESH & COMPANY

REAL ESTATE

Presents



Miles Creek Ranch

Miles City, Montana

Total of +/- 8,449 acres
Consisting of +/- 4,305 deeded acres
1,280 acres of private lease
2,864 acres of state leases

LOCATION AND ACCESS

The Miles Creek Ranch is located on Miles Creek, 25 miles SW (by road) of Miles City, which has a population of 9,000. The ranch is on the Tongue River/Yellowstone River divide at the head of Miles Creek. It consists of pine-covered hills and draws on the higher ground extending down to rolling grass hills and badland breaks. It offers a special variety of Eastern MT scenic views.

Access is off of Moon Creek Road, which is a maintained county road.



OPERATION

The present owner estimates +/- 275 AUM's on all deeded, state, and private leases.

There are 10-15 separate fenced pastures including the leased acres to allow for the rotation of livestock.



LEASES AND PERMITS

Private Lease:

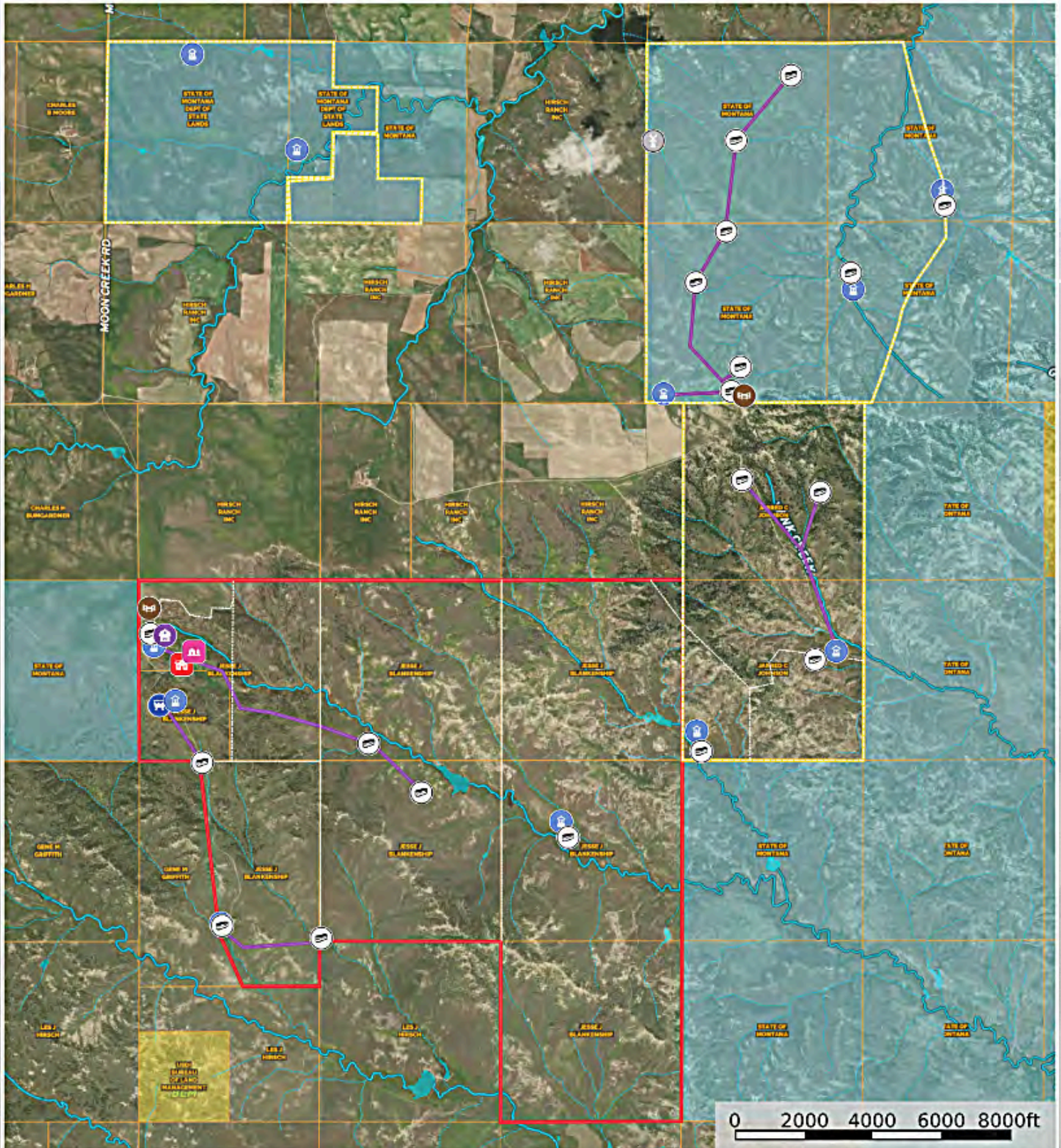
- Sections 2 and 11: T4N, R46E. This existing private lease is not guaranteed to transfer.

State of Montana Leases:

- All of Section 25, T5N, R45E, Part of Section 30, T5N, R46E. 633 hay acres and 167 grazing acres.
- Part of Section 30, T5N, R46E. 160 grazing acres.
- Parts or all of Sections 27, 28, 33, and 34, T5N, R46E. 1,904 grazing acres.

Blankenship Ranch

Custer County, Montana, 8389 AC +/-



Maps are for review and reference purposes only. Fences, pipelines, tanks, wells, and roads are in general locations and are not exact. Information should be verified.

IMPROVEMENTS

Deeded acreage: 2 grid wells, 4 solar wells, and 2 miles of pipeline

Leased acreage: 5 grid wells, 2 solar wells, and 2 miles of pipeline

Water right information and well logs are available on request.

32'x60' quonset shop, steel corrals, calving facilities, and barn are in a scenic pine hill setting with picturesque views.



RESIDENCES

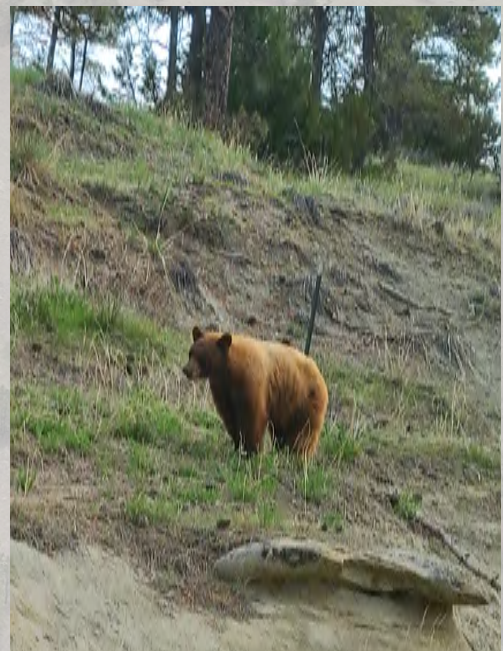
The ranch has an upgraded 2,634 sq ft ranch style home as well as a guest/hunting lodge. The beautifully refurbished 748 sq ft log cabin was built in 2008 from logs harvested on the ranch, and is complete with a loft and all amenities- including AC. The lodge sits on a point of a pine covered ridge with exceptional views.



WILDLIFE

Wildlife includes mule deer, antelope, upland game birds, turkey, a small prairie dog town, and occasional elk and bear.

For the hunter, this offers a wide variety of opportunities.



This is a real opportunity to own a scenic, midsized ranch in Southeastern Montana. Owner states that 250 AU's have been run annually over the years. Native and tame grass pastures provide grazing for livestock and the ranch is watered by grid and solar wells, reservoirs, springs, and pipelines.

This has been a cow calf operation but is currently running yearlings. Ample wildlife and a hunting cabin provides hunters with a wide variety of opportunities. The pine hills, draws, and rolling hills offer a special variety of Eastern MT scenic views.



**Miles Creek Ranch is offered for sale at
\$4,000,000.**

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.