Graveyard Creek Ranch

Location
The ranch is located 21 miles west of Miles City MT off of the Hathaway exit on I-94. Miles City, which has a population of 9,000, 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.

Acreage
7,910+/ - total
6,042+/- Deeded Acres
250+/- ac State lease
1,618+/- ac BLM or 179 aums

The ranch has 6 miles of cottonwood and Ash tree creek bottoms, open valleys, rolling grass land, scoria buttes, high cedar and pine ridges with steep drainages and rugged buttes. A ½+/- mile of Yellowstone river frontage. This ranch has the classic topography that eastern Montana offers a landowner.
Graveyard Creek Ranch

Improvements

The ranch has a 1994 built 2,327sq. ft. home with a full walk out basement. The house has fantastic views to the south out of the floor to ceiling windows. A 40X90 steel building with cement floor, 3 grain bins and a small set of pens for cattle handling. Ranch is fenced with 3 & 4 barbed wire. Fences are in good to fair condition. Water development is excellent, 3 electric wells, and 4 solar wells, 6+/- miles of pipeline with 10 tanks, 2 developed springs, several livestock dams, large irrigation reservoir, 54 acre pivot with pumped ditch water. New steel corrals in Section 25.
Operation

Historically the ranch has been a cow calf unit, with excess feed production from the irrigated land. Carrying capacity of the ranch is subject to management and rainfall. Historically 250-275 AU with winter feeding.

The 250+/- acre flood irrigation system on Graveyard creek allows for hay production of 1.0-2.0T/ac. The hay land is rotated into crops periodically. A 54 acre pivot and 300+- acres of dry land hay ground provide excess feed in many years.

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

Many outdoor activities can be enjoyed on the ranch. There are Mule & Whitetail deer, antelope, upland birds and predators. For the outdoor person there is a wide variety of opportunities.
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Brokers Comment

This is an opportunity to own a productive ranch in South Eastern Montana. Native and tame grass pastures with reservoir, spring and pipeline water. Ranch has a flood irrigated hay base that has consistently provided for winter feed needs. The addition of the pivot land enhanced the feed production of the ranch. This ranch is in an area that has easy access and a great location from Miles City or Billings. Call Monty for an exclusive showing and more information.

**PRICE** $4,300,000

**TERMS** Cash

**TAXES** $6,165

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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