Diamond J Ranch

Location
The Diamond J Ranch is located on Custer creek 35 miles North of Miles City, which has a population of 9,000. Miles City 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 an average rainfall of 13+/- inches per year.

Acreage
13,530+/- total
10,080+/- Deeded Acres
1,920 ac GNP lease
640 ac State lease
890+/- acres BLM

The ranch consists of cottonwood creek bottoms, open valleys, rolling grass land, scoria buttes, high ridges with steep drainages and rugged buttes. This ranch has the classic topography that eastern Montana offers a landowner.
Diamond J Ranch

Improvements

The Diamond J ranch has had significant improvements completed in the last 4 years. Ranch is fenced with mostly 4 barbed wires. Fences are in good to new condition. A new electric well located in Section 34 provides water to a pipeline and new tanks for livestock and the house. 3 new solar wells with tanks have been completed. There are reservoirs and springs that also provide livestock water for the ranch. A new set of steel corals built at the headquarters with the original 40X100 pole barn and 18X100 lean to. The 1,152’ home has an attached garage and full basement. Built in 1981, the house needs updating.
Operation

The present owner has operated the ranch as a cow calf unit. 400-450 AU on deeded, BLM, State and GNP lease

The flood irrigation system on Custer creek and the tame pasture/dryland hay allows for hay production on average of 0.70-1.5T/ac. The hay land has all been reseeded in the last 3 years.

2018 first cutting 750T.

There are 8 separate fenced pastures to allow for the rotation of livestock, haying and crop production.
Diamond J Ranch

For review purposes only. Fences, pipelines, tanks, wells and roads general location, not an exact location.

Leases and permits

GNP Sections 23,25,35. T12N, R47E. 410 aums $6,150/yr. Lease matures 11/1/18


BLM. Reed allotment #00722. 160 aums 890+/- acres.

Water right information and well logs available on request.
Recreation and Hunting

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

This is a real opportunity to own a mostly deeded productive ranch in South Eastern Montana. Owner states that 400 to 450 AU have been run annually over the years. Native and tame grass pastures with solar wells, reservoir, spring and pipeline water. Ranch has a flood irrigated and dry land hay base that has consistently provided for winter feed needs. This ranch is in an area that has several long time established ranches, which rarely come on the open market.

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<tr>
<th>PRICE</th>
<th>TERMS</th>
<th>TAXES</th>
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<td>$5,450,000</td>
<td>Cash</td>
<td>2017</td>
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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. Maps and drawings are not guaranteed to be accurate or exact. They are to be used as references only.

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