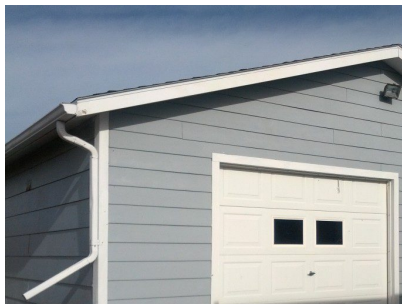




give us a call at 406.259.6666

Finger Buttes

| \$ 5,950,000





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Farms / Ranches

Acres: 10,220+/-

Land Classification

7,714+/- Acres Deeded
1,886+/- Acres BLM – 500 AUM's
620+/- Acres State Lease
10,220+/- Acres Total

(320+/- Acres Exchange grazing)

Location

In the heart of Carter County, 45 miles south of Ekalaka, MT and 25 miles north of Alzada, MT on Highway 323.

Ranch Operation

Historically a cow/calf, wheat/feed grains, and hay operation. The owners have been running 400 mother cows by leasing outside summer grass from two absentee owners. Back grounding yearlings has been a very good option. Crop rotation has been mostly spring and winter wheat. The area could be used for dryland corn, beans, or oil crops with markets for all in the area.

The ranch has 3,560+/- total tilled acres. 2,540+/- acres are in grain rotation crops, 500+/- acres of hay production, and 520+/- acres in CRP.

This is a strong precipitation area and full crop rotations are standard.

Wildlife

Well known for some of the best trophy mule deer and antelope in the State of Montana. The walls are full of big bucks at this ranch. Fishing ponds and upland game birds are a bonus to this package.

Improvements

There are two beautiful homes on the ranch as well as one bunk house for hunting guests. The first home is a single level 28' x 56' modular home with two add-on enclosed wood frame porches. It has a full basement, gas forced heat and air-conditioning .

The second home is also a modular home on a split level basement and attached entry with wooden patio/deck.

Both homes have lots of built-in appliances and very well maintained and comfortable.

The farm is well set up with a new 45' x 80' steel Quonset; 30' x 36' steel shop; 42' x 76' Quonset; 18' x 46' concrete block shop; three steel hopper bottom seed bins; six 60,000 bushel grain bins with aerators and other ag sheds. This has been the base for a much larger farm in the past.

Broker's Comments

This is a well-balanced farm/ranch combination with all the perks. Nice homes, new Ag support buildings and well watered for livestock. There are a few possible opportunities to expand in the area.

Come look and appreciate all this family has accomplished on this ranch.



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