



MONTANA-WYOMING WEST
REAL ESTATE

MONTANA-WYOMING WEST RANCH BROKERAGE

MONTANA GRASS MUSSELSHELL COUNTY MELSTONE, MONTANA



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**MONTANA-WYOMING WEST
RANCH BROKERAGE**

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DESCRIPTION: This well-watered Montana Grass property has 7,162.5 +/- total acres of Montana Hard Grass with no improvements. Immediate possession is offer.

ACREAGE: There are 5506.89 +/- acres of deeded grass with the balance leased. 1,335.64 +/- acres are State of Montana Lease and 320 +/- acres being an Inholding owned by an Oil Company for a combined 7,162.53 +/- total acres.

IMPROVEMENTS: 3,518 ft. Deep Well, (2) Stock Tanks, (8) Reservoirs in Good Condition & Sturdy Fences



West Reservoir
(Rough Badlands in Picture are Northwest of Property)
(West Property Boundary runs Between Single Tree and Tree Grove)



Southwest Reservoir



Southeast Reservoir



Undeveloped Spring



Wet Valley with Spring Potential



Water and Montana Hard Grass



“Fish Pond” - Reservoir believed to be Stocked with Bass

FISHING: One dam has been rumored to have been stocked with bass and is believed to still hold fish. The Musselshell River, one of Montana’s hidden treasures is just a few miles away and offers a variety of species of fish. This region of the river turns into a warm water fishery and for the rest of its length, large catfish and smallmouth bass are common. Low pressure and unique species lay just a cast away.

WILDLIFE / HUNTING: The Prairie Grassland is complete with Antelope, Mule Deer, Upland Birds, and a few Ducks in the Reservoirs. This property is in hunting district 530 for Deer / Elk / Antelope.





District 530 is renowned for Trophy Antelope with multiple herds being sighted on the property at one time. Trophy quality Mule Deer have also been seen on the property.

WATER: The main well is 3,518 feet deep with 10 $\frac{3}{4}$ & 6 $\frac{3}{4}$ " inch casing and originally tested at 60 gpm. The water is thermally heated, and originally was free flowing. The north neighbor uses it for his one stock tank for his sheep in the summer and one neighbor uses it in his home. The Seller has water rights for the well.

There are eight reservoirs on the property, several were washed out but have been restored. The wet spring replenished the Reservoirs and they are full of water going into the summer of 2020. One Small Reservoir remains washed out but can be repaired with a little work.

The prolific well is down in the Third Cat Creek Formation. There is huge potential for additional water development. A large storage tank could be placed on the main ridge bisecting the south portion and would provide simple gravity feed to many key tank locations, etc...



Terraced Formations lying on State Land just past the Northwest corner of the Property

PRODUCTION: This large plat of Montana Hard Grass was leased for Grazing for 300 pair from April 1st to October 31st, 2020. The Montana Grass property is roughly half northwest and half southeast with the two parts touching at the corner of sections 26 and 36. The four reservoirs: Fish dam, West dam, Southwest dam and the Southeast dam serve the Northwest area. The Southeast portion has 4 more Reservoirs, (2) Stock Tanks and has West Keggy Coulee and Butte Coulee (seasonal drainages) providing additional water.

Optimal use is for Spring / Summer / Fall grazing, but with historically Mild / Open Winters, there is potential for year-round use with some preparation. This is a great supplement property to add to an existing operation looking for additional grass or someone looking to add improvements and create a home base.



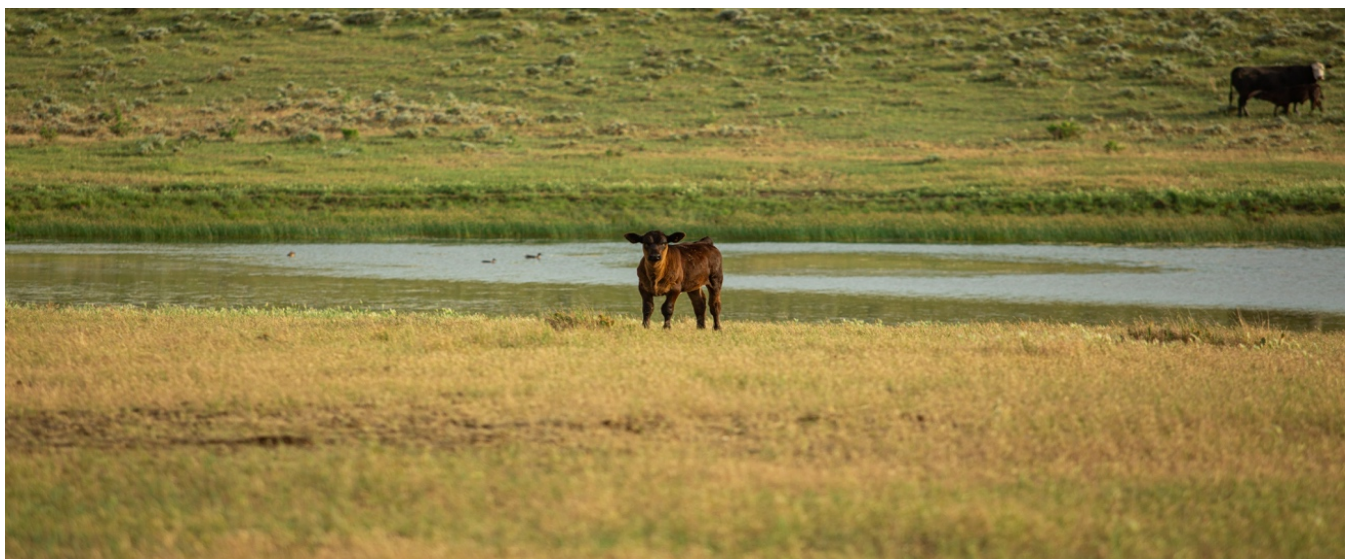
Cattle watering at the Stock Tank on the Southwest Portion of the Property

ELEVATION: 2,858-3173 ft

NOXIOUS WEEDS: Seller is not aware of any noxious weeds present.

MINERALS: Seller has none.

PRICE: **\$3,300,000** Available for immediate possession with possible owner financing.



LOCATION & SERVICES:

Melstone, MT (population 100) - 5 miles

The nearest town offering basic services, lies 5 miles to the South, Melstone has a Hardware/General Store, the Melstone Bar and Café and Jakes Garage, one of the friendliest Service/Gas Stations in the state. along with on the highway and the Melstone Bar and Cafe, a classic roadside stop along Hwy 12. Melstone has a K-12 school that provides a wonderful education opportunity and is the home of the Melstone Broncos, one of the States best Class-C basketball programs.

Roundup, MT (population 1,850) - 42 Miles

The County Seat of Mussleshell County offering many amenities, lies 42 miles to the West on Hwy 12 . It is home to multiple Restaurants, (2) Grocery Stores, (2) Gas Stations, Hardware Store, Implement Dealer, Bars, Churches, Golf Course and Class “B” Roundup High School.

Roundup Airport - KRPX (Elev. 3,490') Runway Dimensions: 5099 x 75 ft. / Asphalt, in good condition
Fuel Available 24/7 Credit Card Self Service: Grade 100LL Gasoline / Jet A-1 freeze point -50C

Billings, MT (population 109,577) - 90 miles

Billings is the largest City in Montana and offers extensive services, has two major hospitals, as well as a wide variety of shops, restaurants, breweries, museums, a zoo, major theaters and event centers.

Billings Logan International Airport (BIL), the largest commercial airport in Montana, is located only 87 miles from the Resort. It offers services from multiple major airlines and direct flights to many larger cities including Dallas, Denver, Minneapolis, Las Vegas, Portland, Salt Lake City, Seattle, and Phoenix. For current flight schedules, please visit www.flybillings.com .

(BIL) is also home to Edwards Jet Center and offers FBO services including aircraft parking, hangar, fuel, maintenance and charter services. www.edwardsjetcenter.com



Large / Deep Reservoir in the Southeast Corner



Stripper Oil Wells

The property has active and inactive oil wells. The oil company has built a gravel road to service their wells, which is very useful to move around on the property. Their power lines cross the property in multiple locations and was also used for the well, making it very cost effective.



Southeast Corner Reservoir and Heavy stand of Montana Native Hard Grass

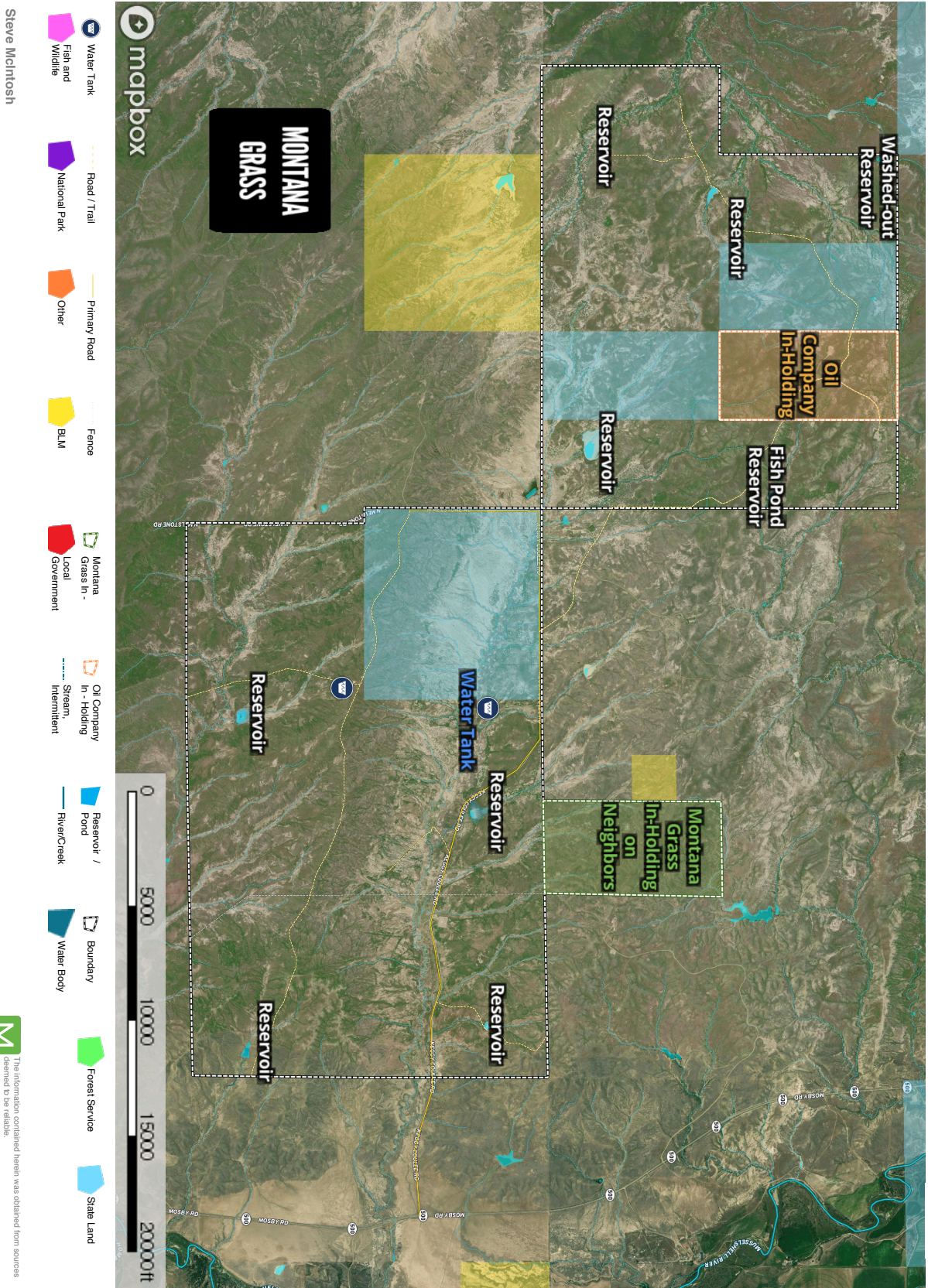
Disclaimer

All information is from sources deemed reliable, but cannot be guaranteed as accurate. Prospective buyers are encouraged to research the information to their own satisfaction. Any offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of seller. Water rights are subject to the Montana Water Court.

MAPS

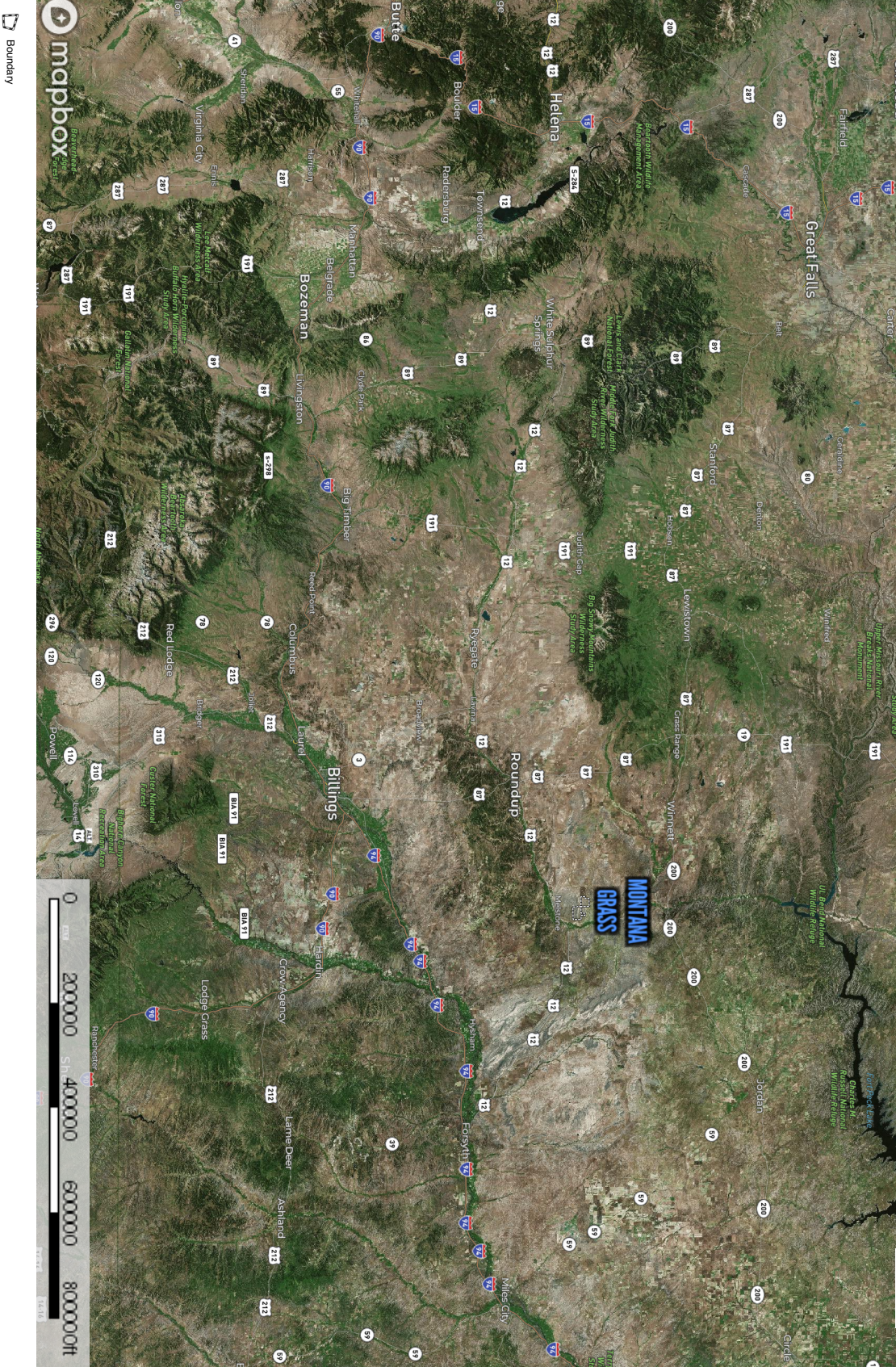
Montana Grass

Musselshell County, Montana, AC +/-



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Montana Grass
Musselshell County, Montana, AC +/-



Steve McIntosh

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