



FOR MORE INFORMATION, PLEASE CALL
(406) 259-2544

C/N RANCH

\$4,000,000.00



C/N RANCH

Acreage: 5,071

This scenic 5000+ acre property is set up with the astute cattle rancher in mind. This acreage has been fenced and cross-fenced for the best utilization of the land, with multiple well sites, a live creek flowing through the ranch for 1.5 miles, two sets of corrals, and two homes. Located 15 miles southwest of Ryegate, MT, which is the county seat of Golden Valley, in south-central Montana. The ranch is 80 miles NW of Billings, 40 miles NE of Big Timber, 2 hours from Bozeman and 3 hours from the Yellowstone National Park entrance in Gardiner.

Acreage Breakdown

5071 acres 4,431 deeded 640 acre land-locked state lease 1000 dryland tillable acres 450-500 hay-field acres – alfalfa / grass

Improvements

Every improvement that has been made on this ranch had cattle in mind, from easily working with them to being able to have single-sire pastures for quality herd development and optimal pasture utilization. The ranch has over 25 miles of fences, much of which has been built or rebuilt within the past ten years. Most of the gates have also been rebuilt with steel pipe and gate closers. The corrals at both building sites are well-constructed with 6 rail, 20' continuous fence. In 2013, the corrals at the Eplace were completely redesigned and replaced with Two-W Livestock Equipment from Western Ranch Supply in Billings at a cost of over \$60,000. There are 10 sorting pens (4 of which share 2 Hoskins waterers), 3 larger sorting pens on either end with 2 large Hoskins waterers, a 12' center alley and a 20' outer alley. Underground water lines feed the 4 heated waterers which are on concrete pads. The crowding tub can be directed to a width-adjustable alley way leading to a scale/ chute/ calf table or to two different loading alleys (semi-trailer height or ground-height). The Hiller Rd site also has a very nice, practical, set up of corrals (built in 2004) with 7 pens, a crowding tub and alleys (constructed out of the same Two-W Livestock equipment described above), and a 262 sqft pole shed with a maternity pen inside of it. Both of these thoughtful, well-designed set-ups makes handling the cowherd less stressful for both cattle and crew, and also workable by one person, if needed. The Eplace was originally homesteaded by the Erickson family, and incorporated into the C/N ranch in 2004. It contains a ~1915 6 bedroom/2 bath home, a 24x26 tack/feed barn with attached 36x64 loafing barn, which has 3 inside pens and a head-catch / chute, making it the ideal place for shelter during calving; a lean-to, a concrete shop with wood stove; a 88x64 pole machine shed; a concrete fuel shed; a 26x72 wooden shed, three-car detached garage, several metal grain bins and older wooden granaries, and other sheds. The Hiller site consists of a 5 bedroom / 3.5 bath, 4,778 sq. ft. house that was built in 2000. This custom-built home was designed to take advantage of the natural layout of the land and the breathtaking views. It has many large windows that bring the outside in, during all seasons. Great care was taken in selecting the classic, timeless, finishes of this home, from the stone-tiled floors in the kitchen and dining areas to the copper-colored metal roof to the concrete siding.

General Operation

The C/N Ranch consists of 5,071 total acres, which is comprised of 4,431 deeded acres, a 640 acre, land-locked, state lease. The perimeter of the ranch is completely fenced; the interior has been cross-fenced into 19 separate pastures, with a water source for each. The ranch easily supports ~200 cow/calf pairs, plus replacement heifers and herd bulls. Weaning weights for the current commercial Red Angus herd have historically been over 625 lbs. when the steer calves are weaned and shipped at approximately six and a half months old. Given the large number of multiple pastures, this ranch is ideal for a purebred cowherd operation. There are two building sites, each with a house and corrals, located at opposite ends of the ranch. They are six miles apart via S. Barber Rd, one at the northern boundary, and one at the southern boundary. There is also an older set of corrals located in the middle of the ranch with easy access from S. Barber Rd. The northernmost site is located at 866 S. Barber Rd (referred to as the "Eplace"), while the other is at 33 Hiller Rd. Having two large homes on the property makes this a unique and ideal set up for housing a ranch owner / operator and a ranch manager and their families. There are over 1,000 tillable acres (currently in hay/grass) with the remainder being pastureland. Approximately 450-500 acres are hayed annually. Currently, the entire ranch is in grass and hay, although more than 1000 acres have been farmed in the past and could be farmed again. Per the FSA, historic grain yields for this ranch are average for the area, and are 27-31 Bu/Acre for wheat, 35- 42 Bu/Acre for barley and 35-42 Bu/ Acre for Oats. The official FSA maps with these data are available upon request. The hay land is alfalfa/grass and grass; the pastures are a mix of native and tame grasses. The 640 acre State section is entirely native grass. Annual hay yield is approximately one ton per acre, but varies according to annual precipitation. The hay land has been periodically renovated and typically, during renovation, one or two crops of hay barley or grain have been taken.

Water Resources

There are six wells: 4 are electrically operated, 2 are run by propane-powered generators. There are 4 miles of underground water line that service eleven water tanks and 6 waterers. The automatic, heated waterers are located within the corrals at either end of the ranch. There are two seasonal water reservoirs in the State section. The north-eastern-most pasture has Rock Creek flowing through it. Rock Creek is a year-round creek which rises on the ranch, and runs for 1.5 miles. This creek is another source of stock water and provides open water all winter long, making this an ideal pasture in which to winter the cowherd.

Recreational Considerations

The C/N Ranch is a hunter's haven with a large population of mule deer and antelope, with an occasional elk being seen. Several large bucks of each species are taken each year. And there's a multitude of other wildlife. The ranch is exceptionally scenic, with a variety of landscape – rolling hills, cliffs, rock formations, hoodoos, etc. There are

gorgeous views of several mountain ranges: the Crazies, the Belts, the Snowies, & the Beartooths.

Taxes

\$5,476

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