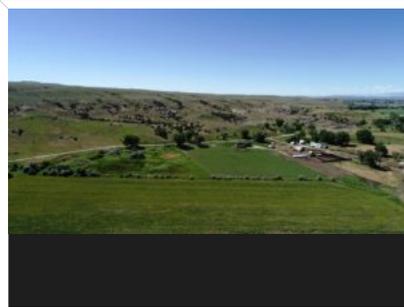




FOR MORE INFORMATION, PLEASE CALL
(406) 259-2544

HANSON RANCH

\$999,000.00



HANSON RANCH

Acreage: 335

The Hanson Ranch is comprised of 335 acres lying along the banks of the Clarks Fork River. The property has two homes and working facilities including a pole barn and corrals with heated waterers in each. The ranch lies on the east bank of the Clarks Fork River for 1.5 miles. Timbered river bottoms give way to 50+ acres of irrigated fields and meadows while the portion of the ranch lying east of the Edgar Fromberg Road is rolling hills in native range from which there are stunning views of the Beartooth Mountains. The Hanson Ranch provides an agricultural component along with recreational opportunities for the sporting enthusiast.

Location

The ranch is located within 2 miles of the small ranching community of Edgar, MT. While Edgar is small in size, it carries the reputation of having one of Montana's staples. The Edgar Bar has a long standing reputation of having excellent food, cold drinks, and exceptional service. While most travel out of the way to experience the Edgar Bar, the new owners of the Hanson Ranch will be glad to know they are less than 2 miles from the Edgar Bar experience. If you're looking for more than the small town feel, Billings, MT is within 34 miles of your back door. Billings is Montana's largest city and provides everything from commercial flights, shopping, multiple colleges, and endless restaurants. If the outdoors is calling, Red Lodge, MT is within an hour's drive. Tucked into a mountain valley, Red Lodge is a community that blends a love for the great outdoors with a strong spirit of hospitality and open friendliness. Downtown Red Lodge consists of local shops, all with unique offerings, restaurants, and local bars while the Red Lodge Mountain delivers big mountain fun without the big crowds.

Acreage Breakdown

335 Deeded

Improvements

The Hanson Ranch is well improved and set up for the new owners to immediately step in and create their own story. The main residence was built in 2017 and has 1406 square feet finished, with an additional 600 square foot unfinished bonus room above an over-sized garage. The finished portion of the home includes a custom stairway overlooking an open living room that feeds in to the dining and kitchen. The master bedroom is well done with a large walk in bathroom which includes an oversized walk in shower. With central air and heat throughout it would not take much to turn the unfinished bonus room in to an additional bedroom. The second home is a cute 1 bedroom 1 bath house with a nice sized kitchen and living room. With a little paint and some new carpet, this house could be an excellent fit for a guest house or manager's home. The working facilities include a 2400 sqft pole framed barn, corrals, and feedlot with the capability to feed 200 calves or 100-125 cows. Each corral including 4 horse paddocks have their own heated waterer. For convenience, a tack room is centrally located between the 4 horse paddocks.

Recreational Considerations

The property provides an excellent opportunity to hunt whitetail deer, mule deer, upland and migratory birds along with fishing along 1.5 miles of river frontage. You will find the majority of the whitetail along the heavily timbered river bottoms, while the mule deer roam the rolling hills overlooking the property. The migratory and upland bird hunting along the Clarks Fork River is very good!

Taxes

\$4,000

Water Rights

The Hanson Ranch has ample water with 103 shares out of the Orchard Ditch. The Edgar Canal provides easy access to these shares, as the canal borders the Edgar Fromberg Rd which dissects the property for approximately a half mile.

Mineral Rights

All minerals currently owned by seller will transfer at closing.

Broker Comments

If size is of concern, additional rangeland can be added to this listing. For more details, please contact Premier at 406-259-2544.

Disclaimer notice.

Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction.