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(406) 259-2544

# ROSEBUD CREEK RANCH

\$3,500,000.00



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**Acreage:** 7,327

Located 10 miles south of the town of Colstrip, MT lies the Rosebud Creek Ranch. This cattle ranch consists of 7,327 total acres of which 4,181 are deeded and 3,145 are privately leased acres. Tall native grasses line the bottom of timbered coulees and rim-rocked canyons over look rolling rangeland with improved pasture. There is approximately 3 miles of Rosebud Creek flowing through the property lined with sub-irrigated fields providing an exceptional hay base. Hunting for mule deer, whitetail deer, antelope, pheasant and upland bird is outstanding. Increasing numbers of elk in the area from the nearby Wolf Mountain Range are seen and hunted on the property as well.

## Location

The Rosebud Creek Ranch is conveniently located just off Highway 39, providing year round access for shipping and hauling. The town of Colstrip is a small community supported by local ranches, coal mining and electricity production and lies about 10 miles to the North of the ranch. Major airports with commercial air services are located in Miles City and Billings both within a 2 hr drive respectively from the ranch.

## Acreage Breakdown

**7,327 Total Acres..... 4,181 Deeded Acres..... 3,145 Privately Leased Acres**

## Improvements

The ranch is well fenced and cross fenced with a nice set of working corrals at the headquarters, a new calving barn and conveniently placed corrals throughout the ranch. Over 10 miles of newly buried water lines, multiple 20gpm wells, replacement wells and solar wells, provide an abundance of water throughout the entire ranch. These water features allow cattle to access water within a mile from anywhere on the ranch, allowing the current owners to graze the entire property with zero hesitations of water. A nice home with a beautifully landscaped yard along with the original ranch house is located close to the banks of the Rosebud Creek. A newer heated shop with other working facilities and corrals are conveniently located at the headquarters as well.

## General Operation

The Rosebud Creek Ranch is a classic Eastern Montana Ranch. The property has approximately 3 miles of Rosebud Creek flowing through it, offering sub irrigated hay meadows near the creek bottoms along with dryland hay ground, which produces the property's winter feed. The creek bottoms give way to rolling hills covered with tall native prairie grasses, timbered ridges and sandstone outcroppings. Part of the ranch has been re-claimed and seeded with warm and cool seasoned grasses that provide excellent grazing pasture. The Rosebud Creek Ranch has for many years been operated as a cow/calf operation. 2017 was an extremely dry year but the ranch ran 250 cows year round along with bulls, replacement heifers and horses, while putting up 500 ton of hay. On a wet year as we are having in 2018 this ranch will put up approximately 800 ton of hay.

## Recreational Considerations

This area of Montana is one of the most sought after hunting areas in the state. Giant mule deer, antelope and white tail deer call this ranch home. The Little Wolf Mountains located to the west of the ranch, has an elk herd that is growing in size at a staggering pace. Although the larger populations of elk remain in the Wolf Mountains, a large number of elk can be seen moving through the property during the hunting season. Excellent ring-neck pheasant hunting can be found along the Rosebud Creek with extremely high numbers of birds on the ranch. Sharp-tail grouse, Hungarian partridge and turkeys are also located on the ranch in large numbers for the avid bird hunter. All in all this ranch is an outdoorsman's play ground with the amount of game that calls it home.

## Taxes

\$2,600

## Mineral Rights

All minerals currently owned by seller will transfer at closing.

## 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.**