



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

# BIG OX BOTTOM RANCH

\$7,900,000.00



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**Acreage:** 1,152

Located on the World renown Big Horn River, this 1,152 deeded acre ranch provides it all. With approximately 555 irrigated acres along with just over 2.6 miles of the famed Big Horn River, this property provides excellent habitat for a wide variety of species including monster bull elk, huge whitetail and mule deer, and unbelievable Upland and migratory bird hunting. The fishing possibilities on the Big Horn River are endless, regardless if you're an avid fly fisherman chasing trout or a warm water fisherman looking for the giant walleye or bass.

## Location

The Big Ox Bottom Ranch is located on the world famous Big Horn River, only a few miles from it's confluence with the mighty Yellowstone River. The property is approximately 4 miles from the small town of Custer, Montana and 55 miles east of Billings, Montana. Billings, Montana's largest City, offers the amenities for all buyers including multiple hospitals, colleges, restaurants, shopping and an international airport, servicing flights throughout the United States.

## Acreage Breakdown

1,152 Deeded Acres. 555 Irrigated Acres.

## General Operation

The Big Ox Bottom Ranch is a very productive farm located conveniently just off a major highway, which allows great access to move commodities. The farm currently has 3 pivots that irrigate the majority of the irrigated fields with a 4th pivot approved to be installed. The remaining farm ground being watered by wheel lines and flood irrigation. A heavily timbered ridge, to the east, gives way to irrigated bottoms with strong stands of grass and large cotton wood trees that run along the river. The soils found on this property are some of the best soils in the region. The ranch provides amenities that are extremely hard to find in today's market, location, world class hunting and fishing along with an exceptional farm, all in one!

## Fishery Resources

The Big Horn River is unparalleled for it's "Cast and Blast" opportunities and the Big Ox Bottom Ranch is no exception. Fishing opportunities are endless with the Big Horn River running along the east boundary of the property. Walleye, sauger, small mouth bass, catfish, ling, rainbow trout and brown trout are just some of the species of fish that inhabit the river. To some it up, if you are looking for a piece of ground that will fulfill all your hunting and fishing endeavors the Big Ox Bottom Ranch is the place for you!

## Recreational Considerations

Properties like the Big Ox Bottom Ranch are not easy to find in today's market. It's not very often an opportunity comes along where you can own 2.6 miles of the world famous Bighorn River. The ranch is literally an outdoor enthusiasts dream. Hunting opportunities include elk, mule deer, whitetail deer, turkeys, pheasant, grouse, ducks and geese. If you are an avid archery or rifle hunter this property will fulfill all your big game needs. Whether it be giant bull elk, monster whitetail or mule deer bucks you can find it all on the Big Ox Bottom Ranch. The Big Horn valley is also a major fly way for Canada Geese and is known for some of the best waterfowl hunting in the world.

## Water Rights

This property provides far more recorded water rights and shares than are currently being utilized, providing the new owners the opportunity to improve or expand some of the irrigated fields. With the remaining acreage being prime wildlife habitat. The Big Ox Bottom Ranch's water is provided by both the Victory Irrigation and the Yellowstone Conservation District. For further details in regards to the water rights and or shares, please feel free to contact our office.

## Mineral Rights

All mineral rights currently owned by seller 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.**