



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

# J BAR B RANCH

\$6,999,000.00



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**Acreage:** 1,430

The J Bar B Ranch is located in one of the most sought after locations in the Bull Mountains. A beautiful 5,300 sq ft log home overlooks approximately 1,430 deeded acres along the Musselshell River, of which 330 are irrigated and the remaining acreage is rolling timbered hills and strategic open spaces. Populations of elk exceeding 500 head are common on the ranch, along with huge populations of whitetail deer, mule deer, antelope, and pheasants. Each year, 4-5 bulls scoring 370 inches and better have been harvested off this ranch.

## Location

The J Bar B Ranch is located along the Musselshell River, east of Roundup, MT. Roundup, the county seat of Musselshell County, has a population of just under 2,000 people. This small but growing community is less than an hour drive from Billings, Montana's largest city.

## Acreage Breakdown

1,430 Deeded Acres

## Improvements

In 2011 the owners selected a perfect location to build a beautiful 5,300 square foot log home. A lightly timbered private drive leads you to the entrance of the house, where exceptional craftsmanship is evident immediately. Upon entering the house, you're welcomed by 30-foot vaulted ceilings, floor to ceiling stone fireplace, and huge windows leading to an oversized deck with views of irrigated fields and rolling timbered hills. With 5 bedrooms, 3 full bathrooms, and 2 half bathrooms, this house is set up perfectly for the new owner to enjoy and entertain family, friends, and clients. Continue past the living room and you'll find a kitchen with high end amenities including tiled floors, granite countertops, and stainless-steel appliances. An oversized three car garage is attached to the house by a large mud room that includes a half bath, washer & dryer, a sink and tons of storage. The J Bar B Ranch has two smaller homes on the property, both used to house either the farmers during irrigating season, or hunters during archery and rifle season. Both homes are older but in fair condition, with hardwood floors throughout, three bedrooms upstairs, a full kitchen in each, and a full bathroom upstairs. Either house as is, would suffice for a ranch manager.

## Climate

On average, the J Bar B Ranch receives approximately 14 inches of rain and 23 inches of snow. With just under 200 sunny days, the average annual temps range from approximately 87 degrees in the summer to a low of 14 degrees in the winter months.

## Water Resources

Water resources include multiple wells throughout the property, along with frontage on the Musselshell River. Improved wells with water troughs and a large reservoir supply excellent water sources for agricultural use and phenomenal in regards to the recreational use.

## Wildlife Resources

The Bull Mountains are quickly becoming one of Montana's largest elk herds. While many properties in the Bull Mountains represent they have elk, this doesn't mean those elk are there during the peak of the hunting season. Moisture determines the location of the vast majority of the elk herds in the Bull Mountains. For the last four years, we have had the pleasure of experiencing the J Bar B Ranch first hand in both dry and wet seasons, and represent that this property is exactly where the elk want to be. 2017 was an extremely dry season and the J Bar B Ranch had approximately 700 to 1,000 elk in three different herds. While 2018 was considered a wet year, we were fortunate to hunt approximately 300 to 600 head of elk. The J Bar B Ranch is not just a place to go hunt elk. Its a ranch that provides the opportunity to be selective on the quality of bulls you harvest! If patient, you will have an encounter of a lifetime with bulls scoring over 350 inches and the opportunity to harvest that sought after 400 inch bull. The mule deer numbers are strong, and while the white-tailed deer were hit hard by EHD a few years prior, they are rebounding at a tremendous rate. Restricting the hunting on the whitetail over the last few years has allowed the deer to get some age, resulting in a few deer ranging from 140-160 inches or better. Turkeys, pheasants, coyotes, bobcats, and the rare lynx have been noted on the property as well.

## Mineral Rights

All minerals currently owned by seller will transfer.

## **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.**