



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

ROBIDOU RANCH

\$2,150,000.00



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Acreage: 3,322

The Robidou Ranch is located in Martinsdale, Montana and consists of 3,322 acres, of which 1,598 are deeded and 1,724 acres are State leased. Ample water off both Daisy Dean Creek and Mud Creek allows the current owners to produce a substantial amount of feed on 170± irrigated acres.

Location

The Robidou Ranch is located in Meagher County on the west side of Findon Lane, approximately seven miles north of Martinsdale Montana. Findon Lane is a well-maintained county road that accesses the National Forest Service three miles north of the ranch. Martinsdale Montana is nestled between the Crazyes, Castles and Little Belt Mountains and is home to many old and historic Montana ranches along with the Charles Bair Family Museum. Nearby Martinsdale Reservoir is a popular place to do some fishing and hunters flock to this area in the fall of the year for deer, elk and antelope hunting.

Acreage Breakdown

1598 Deeded Acres 1724 State Leased Acres

Improvements

There is a newer log home on the ranch along with several barns and grain bins. There is no power to the ranch headquarters, so all facilities are off grid and powered with wind and solar energy. The wheel line irrigation system is powered by a diesel pump and water is supplied from two reservoirs located on Mud Creek near the ranch headquarters.

General Operation

The Robidou Ranch is currently operated as a cow calf operation. Hay is produced on the irrigated and dryland hay fields while the cows are summered on the state lease and Forest Service during the summer months. There are approximately 150 acres irrigated with wheel line irrigation and an additional 20 acres flood irrigated along Daisy Dean Creek near the north end of the ranch. The cowherd is gathered near the ranch headquarters in late fall where they graze until winter hits, then supplemented with hay till late spring. The ranch has a 43 head grazing lease on the National Forest which will transfer to the buyer, 43 head of cows will also be included in the sale of the ranch.

Recreational Considerations

This general area is well known for its healthy populations of big game. Hunters from all over the country pursue deer, antelope and elk during the fall hunting seasons. Martinsdale Reservoir is a popular fishing spot while the Musselshell River and local streams provide some good trout fishing. There is an immense amount of National Forest and public land in the area with hundreds of miles of trails to explore.

Taxes

2,633.18 in 2018.

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.