



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

THREE PINES RANCH

\$8,900,000.00



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Acreage: 9,060

The Three Pines Ranch has been owner operated by the same family for more than 60 years, and consists of 9,060 total acres along the banks of the Musselshell River. Three pivots, 11 drilled wells, one mile of Painted Robe Creek and three miles of Musselshell River frontage, along with its location in the Bull Mountains, provide an ideal setting for either the rancher at heart or the avid hunter. Growing populations of elk, mule deer and whitetail deer, have allowed the current owners to harvest 180 inch whitetail, huge mule deer, and world class bull elk.

Acreage Breakdown

9,060 Total Acres 7,780 Deeded Acres 1,280 State Leased Acres

General Operation

The Three Pines Ranch provides multiple amenities that are extremely hard to find in today's market. An abundance of water, an exceptional cattle operation that has been in the same family for over 60 years, production, location, and world class hunting! The property provides the perfect variation of irrigated production along the Musselshell River, improved hay fields moving towards the rangeland that filters towards heavily timbered draws. The ranch has just over 150 irrigated acres, of which approximately 120 acres are under pivots and 30 acres are flood irrigated. The pivot irrigated ground is watered by Zimmatic Pivots, none of which are older than 3 years. Depending on the year, the Three Pines Ranch puts up 3-5 ton an acre on the irrigated ground with a minimum of two cuttings a year, while the dryland hay runs 1-2 ton an acre. The ranch is currently being managed under an Equip Contract for grazing and irrigation efficiency. A quintessential element to every good ranch is water, and the Three Pines Ranch has plenty of that! With three miles of Musselshell River frontage, one mile of Painted Robe Creek, 11 drilled wells (4 of which are solar powered), 5 miles of buried pipeline, 15 stock tanks, developed springs, multiple creeks, and a large reservoir, water can easily be found while anywhere on the ranch. While all this developed water is the heart of this long time cattle operation, it is also the soul of the world class hunting.

Recreational Considerations

Recreational properties like this don't come along very often. This ranch offers it all to the avid outdoorsman. Whether you're an archery hunter that wants to chase bugling bull elk in the early fall, a rifle hunter looking for trophy mule deer or whitetail deer come Thanksgiving, a bird hunter wanting to chase pheasants, sharp-tail grouse or a spring turkey, or even an avid fisherman looking to wet a line in the Musselshell River, you can literally do it all on this ranch. Although the ranch has been primarily managed as a cattle ranch for the last 60 years, it has also been an elk hunters dream. Heavy population of mature bull elk scoring up to and over 400 inch Boone and Crockett are seen annually while Whitetail deer over 180 inches have been harvested on this ranch. The Three Pines Ranch is located in the elk hunting district 590 (known for trophy elk). This district has a high draw percentage for bow hunters and with the land owner preference you will draw a bull elk archery tag every year and/or a rifle tag almost every year, while your deer tag is guaranteed. Proper management and the right approach to hunting will allow you to control the local elk herds. Providing an excellent opportunity to harvest multiple mature bulls, huge whitetail, and giant mule deer. If big game hunting isn't of interest, the ranch also holds strong populations of pheasants, turkey, waterfowl, along with fishing opportunities for bass and catfish in the Musselshell River.

Taxes

7,065 in 2018

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.