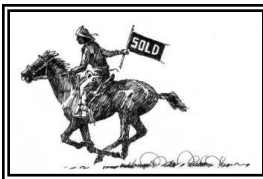


# ***Buffalo Springs Ranch***

***Acton, Montana***



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## Buffalo Springs Ranch

**LOCATION:** The Buffalo Springs Ranch is located just 15 miles Northwest of Billings, Montana. The ranch lies North of the Town of Acton, Montana, in Yellowstone County.

**ACCESS:** The south end of the ranch is accessed from Buffalo Springs Road, a county maintained gravel road running North off of Highway 3.

The Ranch Headquarters is accessed by way of Oswald Road, a county maintained gravel road running North of Highway 3.

**AREA FEATURES:** Buffalo Springs Ranch is only minutes from Montana's largest city, Billings. With superior air service from Logan International Airport as one of the first stops off of Highway 3, only minutes from the ranch.

Billings is a major medical and financial hub for Montana and the surrounding states. Superior shopping and restaurants.

Billings is known as "Montana's Trail Head". The recreation and outdoor life is limitless!

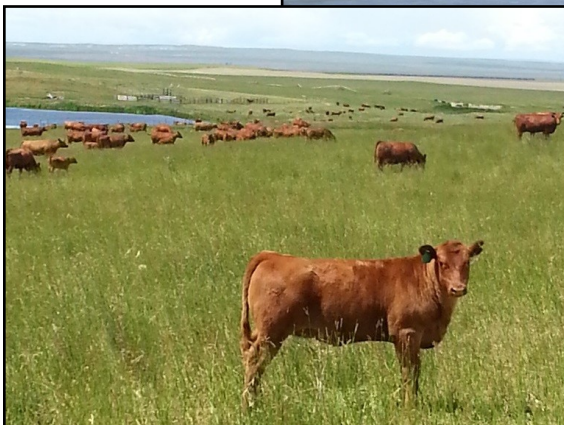
Four mountain ranges can be seen from the ranch—Snowy, Crazy, Beartooth, & Pryor Mountains.

**ELEVATION:** 3,800—4,200 feet.

**CLIMATE:** The Buffalo Springs Ranch is located in a temperate climate for Montana. Minimal snow fall within the Chinook Belt. Annual rain fall is between 12—14 inches.

**WATER:**

- Two wells at the Ranch Headquarters
- One well off Buffalo Springs Road
- Several reservoirs fed by the large spring that boosts the ranches namesake—Buffalo Springs
- Water Rights from the spring include:
  - Stock Water Rights
  - Rights to irrigate 80 acres from reservoir
- Seasonal runoff reservoir located at Ranch Headquarters



**IMPROVEMENTS:** Main Ranch House—Brick home built in 2006, 4,960 sq. ft. on the main level with a full basement and a 1,480 sq. ft. attached garage.

Main Level:

- ♦ 24' x 32' kitchen with two islands
- ♦ Large pantry
- ♦ Spacious dining room
- ♦ 3 bedrooms on the main level:
  - Master:
    - Walk-in closet
    - Bath with double vanity, separate shower, 50 gallon jetted tub
    - Bathroom is tiled floor to ceiling
  - Main Level Suite:
    - Walk-in closet
    - Private bathroom with tub/shower combo—handicap Accessible
- ♦ Office with outside entrance
- ♦ Bathroom
- ♦ Laundry room—sink, half bath, access to garage & basement
- ♦ Extra large family room with large storage closets and basement access

Basement—south side ground level entrance

- Large rec room
  - Meat cutting room with walk-in cooler and freezer
  - Hobby room
  - Woodworking room
  - Bedroom
  - Bathroom
- 
- ♦ Heat radiant propane boiler
  - ♦ Cooling double unit attic propane cooler
  - ♦ Front yard sub-surface irrigation system



Main Ranch House:





House # 2—Built in 1951, 3 bedrooms, 2 baths, 1,382 sq. ft. on the main level with a full basement and garage.

House # 3—Trailer house with additions, 2 bedrooms and 1 bath



House # 4—14' x 60' trailer house. Accessed from Buffalo Springs Road.

Outbuildings located at the Ranch Headquarters:

60' x 96' Metal building with a concrete floor and a large rollup door





88' x 100' metal equipment shed

44' x 60' shop with three separate bays with rollup doors.



Two large Quonset Buildings with cement floors.

- 1—50' x 100'
- 1—50' x 72'

36' x 64' barn with second floor hay loft.

- Tack room
- Vet room with head catch, heated & water



Several lean-to buildings/livestock shelters and corrals with cement bunks.

Numerous other outbuildings and grain storage.



100 KW Diesel generator—will power livestock water, barn, main house, and second house during power outage.

Improvements off of Buffalo Springs Road:

- 40' x 80' Quonset
- 4 Grain bins



**ACREAGE:** Total Deeded Acres—4,113  
Leased Acres— 160

Total Acres 4,273

Irrigated Acres	80
Alfalfa Grass Acres	880
Timber & Grass Acres	316
Crop land	2,923
CRP Acres—thru 2017	1,266
Balance of acreage is grass	

**TAXES:** \$9,192.03

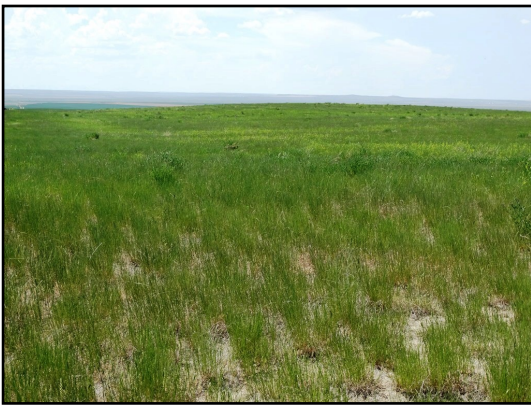
**WILDLIFE:** Mule deer, elk, & upland game birds

**MINERALS:** The share of what the Seller owns will convey.

**PRICE:** \$2,990,000

**TERMS:** Cash to seller.

**BROKER COMMENTS:** This ranch is on the market for the first time since the early 1980's. The ranch was traditionally a wheat farm that has been seeded to grass and alfalfa. The ranches namesake comes from the large spring in the center of the ranch. I believe the water development from this spring could provide fantastic live-stock and wildlife water to utilize the grass base that the improved pasture provides.



**NOTICE:** The information contained herein has been supplied by the owner to LANDMARK REALTORS and/or compiled by LANDMARK REALTORS from other sources believed to be reliable. All information contained herein is not guaranteed to be accurate, and the reader of this brochure should independently verify all such information, particularly the number of acres involved, the classifications of those acres, carrying capacity, estimates of production or yields, water rights, etc.