
THE MOTT RANCH

Simms, Montana



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The Mott Ranch

LOCATION: The Mott Ranch is bisected by the Simms-Cascade County Road about three miles south of Simms, Montana.

AREA FEATURES: Location is in Cascade County and the property borders Highway 200 to Lincoln or Augusta. The ranch is on the eastern front and has numerous views of historic landmarks. Great Falls is 35 miles east of the ranch on mostly paved roads. Great Falls is a full service community with air and hospital services.

CLIMATE: The ranch is in the Chinook Belt, which indicates that snow doesn't stay around long. The rainfall is 13—15 inches and frost free averages 110 days.

WATER: The buildings and stock waterers are serviced from a spring with a 3,000 gallon cistern.

There are also stock waterers serviced with a water line from an irrigation canal.

IMPROVEMENTS: The log home that was the centerpiece of the lane burned down last summer. The owners are now living in a modular cabin that will go with the property.

- Open machine storage—60' x 76'
- Shop, tack room, bunkhouse—24' x 60'
- 2—60,000 bushel grain bins
- Numerous pens and working corrals with feeders and water



ACREAGE: 2,428.27 total acres.

- 662.50 acres crop land (Leased out for three years)
- 1,765.77 acres grass

WILDLIFE: Upland birds, deer, antelope

TAXES: \$6,593.04 for 2014.

TERMS: Cash to seller or 1031 Exchange.

PRICE: \$1,900,000

BROKER COMMENTS: A cow ranch in cow country! The area is known for strong, reliable food stuffs through the growing season.



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