

FORTY-FOUR RANCH



Offered by

FENTON ENTERPRISES
Ward Fenton, Broker
P.O. Box 39
Worden, MT 59088
406-698-6183 406-967-2850

NOTE: Information contained herein has been obtained from sources deemed reliable but cannot be guaranteed. Prospective buyers are advised to verify all information to their own satisfaction.

FORTY-FOUR RANCH

Scenery, hunting, fishing, boating, pasture land, irrigated land, Yellowstone River frontage . . . this property has it all!

Location: This unique property is very private and has the feeling of being very remote but it is close to both Hysham, MT and Custer, MT and only 65 miles east of Billings, Montana's largest city. The ranch consists of two units—one we refer to as the 44 Pasture Unit and the other is the Irrigated Farm Unit. The two units are separated by the Yellowstone River. The 44 Pasture Unit is very picturesque; the terrain is quite rough and abounds with wildlife.

Acreage:	44 Pasture Unit	7,235 deeded acres
	Irrigated Farm Unit	302 deeded acres
	239 acres irrigated land	
	63 acres pasture & homestead	
	Total deeded acres	7,537

Irrigated Land: The farm unit has 239 acres of high-quality flood irrigated land that is presently used to raise feed crops. The soils are sandy loam and very productive. The farm has approximately 3/4 of a mile of Yellowstone River frontage with an island that adds an additional 70 acres of wonderful wildlife habitat to the property. The irrigation water for the farmland is supplied by the Rancher Ditch Co., one of the best irrigation projects on the Yellowstone. The water is relatively cheap (about \$15 per acre per year) and plentiful. The charges are for operation and maintenance of the ditch only.

Range Land: The grazing land is located south of the Yellowstone River with over two miles of river frontage. The terrain is quite rough with deep draws that drain to the river. The property is fenced into several pastures for good rotation of livestock. Livestock water is supplied by wells and springs.

Wildlife: The property is home to a large cross-section of wildlife. The grazing unit has elk, whitetail deer, mule deer, turkeys, grouse, bobcats, and coyotes. The farm unit has excellent deer hunting and an abundance of pheasants, ducks, geese, turkeys, and grouse. The river offers fishing for catfish and other fish. With the rough breaks, the Yellowstone River and the cropland, this property provides some of the most superior hunting in Montana. This is a sportsman's dream; the land is all deeded—control it and use it as you please.

Improvements:

Home—remodeled, 3 bedrooms, 2 baths. Has been used as a hunting camp.

Shop—insulated metal building with overhead doors for machinery

Corrals & feedlot—cement feed bunks and working facilities in average condition

44 RANCH

Schools: Excellent Class "C" school located in Hysham. The farm unit is on the school bus route.

The entire unit offers good summer pasture with a very good feed base to winter and calve cattle. It could be used for running yearlings or as a cow/calf operation. The property is presently leased to a neighbor and will sell subject to the lease until it terminates.

Selling Price: \$4,900,000.

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HOMESTEAD LOCATION——VERY NEAR THE YELLOWSTONE RIVER



The house has three bedrooms and two baths with a kitchen, dining room and living area. A covered deck on the east side of the house is shaded by a huge Cottonwood tree.

Heated shop with a large overhead door that can be used to store hunting equipment, boats, four wheelers or farm equipment.





The farm land and homestead for the 44 Ranch is located on the north side of the Yellowstone River. It has about 302 total acres of which 239 acres is very high quality irrigated farm land that is used to raise hay, corn and wheat. The combination of farm land, river frontage, trees, brush and islands make a perfect wildlife habitat. The area has an abundance of wildlife—whitetail deer, mule deer, occasional elk, pheasants, geese and ducks. The river is a great warm water fishery with catfish, bass, walleye, ling and a trout now and then.





The 7235 +/- acres of grazing land are located on the south side of the Yellowstone River. This area has a variety of terrain from gently rolling grass land to deep canyons. There is a mix of Ponderosa Pine, Cottonwood trees, and chokecherry bushes plus a few other types of trees. It has a good stand of native grasses that are native to the area. It provides good summer pasture for cattle with a lot of grass, water and shade. The area is noted for the hunting that it provides—elk, deer, mountain lions and even a bear now and then. The hunting on this ranch has been controlled and closely managed for many years.. This area is noted for big elk and big bucks.

