

Hess Ranch
Ryegate, Montana 59074

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\$600,000

1,211 Acres!



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Hess Ranch, Ryegate, MT

Additional Features

LOCATION: The ranch is located approximately 12 miles south west of Ryegate on Sillvan Road.

ACREAGE: Total acreage—1,211 acres:

891 acres deeded (45 acres dry crop land)

320 acres private lease—Cost \$300 per year. Verbal lease.

IMPROVEMENTS : Story and a half 1911 farm house, recently remodeled and updated. Three bedrooms and two baths. Approximately 1,158 sq. ft. with full basement nearly all finished. Great older home!

Detached two car garage—24' x 30'.

Implement shed—30' x 50'

Pole frame building—12' x 18'

Adequate improvements for small ranching operation.

WATER: Two wells—one for the house and a livestock well. Numerous surface water rights—list attached.

REAL ESTATE TAXES: \$2,294.56 for 2013

REMARKS: The ranch is currently divided into seven grazing pastures. There is a well with solar panel in the center of the ranch with a pipe line with four stock tanks. The tanks are located to service more than one pasture. Professionally set up under the EQIP Program. Most all of the fences are in good condition with most being new in the last seven years. Great unit!

PRICE: \$600,000

TERMS: Cash to seller.