

---

# ***THE SECRET RANCH***

***Hardin, Montana***

---



**For additional details, contact:**

**RICHARD L. GROSSKOPF, ALC**  
**Broker / Owner**

**Member—Landmark of Billings**  
**1925 Grand Avenue, Ste. 144,**  
**Billings, MT 59102**

**Office: (406) 248-3101**  
**Cell: (406) 860-1512**  
**Fax: (406) 248-1633**

**E-mail:**  
**[dick\(at\)montanaranches.com](mailto:dick(at)montanaranches.com)**



## The Secrest Ranch

**LOCATION:** Six miles southeast of Hardin on I-90 East Frontage Road with a quarter mile of highway frontage.

**AREA FEATURES:** Located 45 miles east of Billings, Montana, on Interstate.

It is a few short miles to Custer Battlefield, approximately 90 miles to Sheridan, Wyoming, and 50 miles from Yellowtail Dam and Big Horn after bay access.

**CLIMATE:** Located less than a mile from the Little Bighorn River in the river valley. A moderate climate with minimal snow months. The growing season is 120—135 days. Rainfall is 14—16 inches.



**WATER:** There are no State records for logs on wells, but average depth in section is sixty feet with twelve feet static water level and yield twenty-one gpm. There are two wells on the property.

Irrigation water is provided through BIA Canal and is \$20.00 per irrigated acre.

## **IMPROVEMENTS:**

- 1982 manufactured home with a two room addition and insulated enclosed porch.
- Nice horse barn with roof over round pen and hay storage.
- Twenty-one outbuildings to numerous to mention. Has all the appearance of a movie scene in a frontier town.



**ACREAGE:** 66.63 acres of which 35 acres is irrigated hay meadow. The remaining 31.6 acres can be irrigated.

**TAXES:** \$1,762.41 for 2013

**TERMS:** Cash to seller.

**PRICE:** \$350,000.00

**BROKER COMMENTS:** Potential ranges from a horse ranch, boarding, horse hotel. Also has potential for guests for horse activities, tours, bed and breakfast.



**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.