



Offered By:

Maureen Harr

939-3039

harrnchh7@yahoo.com



**2687 Airport Road
Suite B
Helena, MT 59061**

**Bill Bahny
&
Associates**



Brokers of Pristine Montana Property

Harr Ranch
RICHLAND, MT

LOCATION:

ACREAGE: Deeded Acres 1,257 Acres
Dryland Plow Ground 213 Acres
Produces 25-40 Bu. Spring Wheat or
Winter Wheat depending on the rain
fall.
Dryland Hay 75 Acres
Produces ½ ton – 1 ton / acre
depending on rain
Grazing 734 Acres
Irrigated Farm Ground 200 Acres
Produces 70 Bu/Ac average on Winter
Wheat
Have not used any irrigation for the
past 2 years and still makes that
average
Irrigated with 2 pivots (1-8 Tower: 1-9
Tower) 75 HP pump, 1 Pivot is an
electric mover, other is diesel mover.
Both pivots new in 2001. TL Brand
Pivot
State Lease 2,811 Acres
Dry plow ground 153 Acres
Pasture 2,500 Acres
CRP 43 Acres
Pays \$1,295/yr and of which owner
pays State \$647.00
Started this year and runs 10 years
Hay Dryland 115 Acres

Break Down of State Leases

Farm Ground is a cash lease

\$23.00/ac/yr

Pasture ground is at \$9.94/AUM.

There are 853 AUM's on the total
State Ground

CRP pays \$1,295.00, Owner pays DNRC
\$647.00.

The ranch owns 2-3000 BU. Grain Bins in
Richland that sits on State Ground
Ranch pays \$50.00/yr for this lease.

CARRYING CAPACITY: Owner rates the ranch at 250
pair depending of course upon the year precipitation. Owner is
purchasing extra hay.

TAXES: \$1,639.00 for Valley Country 2012
\$1,458.00 for Daniels County 2012

SCHOOL BUSES: 1-12 Opheim. 2 miles to bus at Richland.

FINANCING & PRICE: Priced at \$1.6 Mil Owner would
consider carrying a contract with a sizeable down payment.

MINERAL RIGHTS: None, owner owns no mineral rights

WATER RIGHTS: 3 electric wells
2 at the main homestead
1 at 2nd homestead

FENCING:

IMPROVEMENTS: 2 Homesteads
Main Homestead

Modest 3 bedroom, 1 bath,
currently being updated
Good set of working corrals
including tub, alley and
chute

Barn, 40x190, steel sided,
very good condition,
divided into 4 sections and
has 3 water hydrants and
electricity

Shop steel sided, concrete
floor with heater

2nd Homestead

Not in good shape, needs
septic and electrical work,
located at the pivot field
4 calf shelters

COMMENTS:

An unbelievable ranch for North Eastern Montana. With 3 miles of river bottom, sub-irrigated pasture on both sides of the west fork of the Poplar River. When the higher pastures are burned off, you still have belly deep grass for your cattle. 2 pivots bought in 01 with water from a one acre pond that flows out of the West Fork irrigate 200 acres of ground which has been seeded to winter wheat producing 65-75 bushel per acre. The pond is also quite a fishing hole for Northern Pike, which are in abundance in the West Fork. Ranch also has an abundance of mule deer, whitetail deer, antelope, geese, and game birds.

When the present owners purchased the ranch, all the farm ground was in hay production and there was no need to buy extra hay as the ranch produced enough to winter 250 pair and bulls at 3 ton per cow per winter. Hay has been cheap (last year \$70.00/ton) so the

owners better utilized the farm ground for wheat production, which of course has been paying very good. The 3 tons per cow is for a tough winter where you start feeding in October. Most years you don't feed until December. There are 11 State Leases; the farm ground is cash leased at \$23.00/acre. This is for 160 acres. Lease # 3720 has 43 acres of CRP that pays \$1,295.00/year of which you pay DNRC \$647.0/year. There is also 115 acres of hay in this lease that is included with the price. Then there is 2,502 acres of grazing at \$9.94/AUM with the State allowing 853 AUM's. The ranch has 2 grain bins of 3,000 bushel capacity that are owned by the ranch but sit on State ground in the town of Richland. Ranch pays \$50.00/year for this. The grain bins lease is not one of the 11 other leases. Weaning weights are 550-575 with calving starting in March and shipping end of October.

Main House is a very modest home with 3 bedrooms, 1 bath and with an electric well. Steel sided barn at the main house is very good shape divided into 4 sections, it has 3 water hydrants and electricity. Shop is concrete floor, steel sided, propane heat and insulated. It also is in good condition. The working corrals are in very good repair and come with the tub and alley. There is a separate well to take care of barn and corrals.

The 2nd house is not in such good shape, it is located at the pivot field and does need some work, and we know for sure a septic and electrical work. It also has its own electric well.

Another positive with the ranch is it is only ½ mile off pavement, no beating up your trucks on rough county roads. We feel this is the best priced 250 unit ranch available in Montana today. Make your appointment now. Ranch owner is a licensed Real Estate Agent and will not represent the buyer. Please contact Eldon Wahl, 406-679-1591; ewahl@rangeweb.net, for your showing. All real estate agents can contact the owner for showings, Maureen Harr at 406-939-3039; harrnchh7@yahoo.com.





STATE OF MONTANA
DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION
1424 9TH AVENUE P.O.BOX 201601 HELENA, MONTANA 59620-1601

GENERAL ABSTRACT

Water Right Number: 40Q 18378 00 PROVISIONAL PERMIT
Version: -- ORIGINAL RIGHT
Version Status: ACTIVE

Owners: MAUREEN K HARR
PO BOX 76
RICHLAND, MT 59260 0076

ROBERT L HARR
PO BOX 76
RICHLAND, MT 59260 0076

Priority Date: April 11, 1978 at 16:48 PM
Enforceable Priority Date: April 11, 1978 at 16:48 PM

Purpose (use): IRRIGATION

Maximum Flow Rate: 1250 GPM

Maximum Volume: 310.50 AC-FT

Maximum Acres: 115.00

Source Name: POPLAR RIVER, WEST FORK
Source Type: SURFACE WATER

Points of Diversion and Means of Diversion:

<u>ID</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1		NESESW	1	35N	43E	VALLEY
Period of Diversion:	APRIL 1 to OCTOBER 15					
Diversion Means:	PUMP					
Pump Size:	75					

Purpose (use): IRRIGATION
Irrigation Type: SPRINKLER
Climatic Area: 2 - MODERATELY HIGH
Volume:
Period of Use: APRIL 1 TO OCTOBER 15

Place of Use: (4 total records)

<u>ID</u>	<u>Acres</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1	27.40		E2SE	11	35N	43E	VALLEY
2	2.60		SESENE	11	35N	43E	VALLEY
3	62.00		NW	12	35N	43E	VALLEY
4	23.00		NWSW	12	35N	43E	VALLEY
Total:	115.00						

Geocodes/Valid: 20479111401010000 - Y 20479112201020000 - Y

Remarks:

OWNERSHIP UPDATE RECEIVED

OWNERSHIP UPDATE TYPE 608 # 31749 RECEIVED February 8, 2006

STATE OF MONTANA
DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION
1424 9TH AVENUE P.O.BOX 201601 HELENA, MONTANA 59620-1601

GENERAL ABSTRACT

Water Right Number: 41188983 00 STATEMENT OF CLAIM

Version: -- ORIGINAL RIGHT

Version Status: ACTIVE

Owners: MAUREEN K HARR
PO BOX 76
RICHLAND, MT 59260 0076

ROBERT L HARR
PO BOX 76
RICHLAND, MT 59260 0076

Priority Date: June 10, 1957
Enforceable Priority Date: June 10, 1957

Type of Historical Right: USE

Purpose (use): IRRIGATION
Irrigation Type: SPRINKLER

Maximum Flow Rate: 300 GPM

Maximum Volume: THE TOTAL VOLUME OF THIS WATER RIGHT SHALL NOT EXCEED THE AMOUNT PUT TO HISTORICAL AND BENEFICIAL USE.
Climatic Area: 3 - MODERATE

Maximum Acres: 18.44

Source Name: GROUNDWATER
Source Type: GROUNDWATER

Points of Diversion and Means of Diversion:

<u>ID</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1		SESWNW	2	10N	3W	LEWIS AND CLARK
Period of Diversion:	MAY 15 to SEPTEMBER 19					
Diversion Means:	WELL					

Period of Use: MAY 15 TO SEPTEMBER 19

Purpose (use): IRRIGATION

Place of Use: (1 total records)

<u>ID</u>	<u>Acres</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1	18.44		S2NW	2	10N	3W	LEWIS AND CLARK
Total:	18.44						

Geocodes/Valid:

Remarks:

THE POINT OF DIVERSION WAS AMENDED BY THE CLAIMANT ON 03/11/83.

STARTING IN 2008, PERIOD OF DIVERSION WAS ADDED TO MOST CLAIM ABSTRACTS, INCLUDING THIS ONE.

NOTICE OF WATER RIGHT TRANSFER RECEIVED 08/26/94.

2012 REAL Property Tax Statement

VALLEY COUNTY, J.L. Reinhardt, TREASURER

501 COURT SQUARE #3

10/25/12

GLASGOW, MONTANA 59230-2405

ADDRESS SERVICE REQUESTED

Tax Payer	Property Description
HARR MAUREEN K & ROBERT L PO BOX 76 RICHLAND MT 59260-0076	Twn/Rng/Sect 35N/43E /01 SE4SW4, LESS 4 AC RR Twn/Rng/Sect 35N/43E /11 E2SE4 Twn/Rng/Sect 35N/43E /12 Complete Legal Description Attached

Tax Payer 9007570000

School District 1934 9 - OPHEI

Taxable Value 3,329

Geo Code 4791-01-4-01-01-0000

Tax Description	1st Half	2nd Half	Total Tax	Tax Breakdown	Levy
LAND	667.71	667.68	1,335.39	STATE SCHOOL LEVY 29.45 %	\$476.84 143.240
BILDS & IMPROVEMENTS	58.70	58.69	117.39	DISTRICT SCHOOL LEVY 29.22 %	\$473.12 142.120
VALLEY COUNTY CONSERVATI	3.60	3.59	7.19	STATE LEVY - UNIVERSI 1.23 %	\$19.97 6.000
OPHEIM CEMETERY	2.98	2.98	5.96	Total School	59.90 % \$969.93 291.360
REFUSE DISPOSAL DIST #1	60.00	60.00	120.00	County	
ROAD - 10 MILLS	16.65	16.64	33.29	GENERAL (7-6-2501)	13.20 % \$213.69 64.180
1st Half Due (11/30/12)	809.64			ROAD (7-14-2501)	7.54 % \$122.04 36.660
2nd Half Due (05/31/13)		809.58		BRIDGE (7-14-2502)	1.09 % \$17.64 5.300
Total Bill			1,619.22	WEED (7-22-2142)	0.57 % \$9.15 2.750

IN ORDER TO GET A PAID RECEIPT, YOU MUST INCLUDE A SELF-ADDRESSED STAMPED ENVELOPE.

PROPERTY VALUATION STAFF MAY BE VISITING YOUR PROPERTY TO CONDUCT AN ON-SITE REVIEW FOR PROPERTY TAX PURPOSES. YOU OR YOUR AGENT MAY WANT TO BE PRESENT. IF YOU WISH TO MAKE AN APPOINTMENT, CONTACT THE LOCAL DEPARTMENT OF REVENUE OFFICE.

THIS PROPERTY MAY QUALIFY FOR A PROPERTY TAX ASSISTANCE PROGRAM. THIS MAY INCLUDE: PROPERTY TAX ASSISTANCE; DISABLED OR DECEASED VETERAN'S REDISENTIAL EXEMPTION; THE EXTENDED PROPERTY TAX ASSISTANCE PROGRAM AND/OR ELDERLY HOMEOWNER'S TAX CREDIT. CONTACT THE LOCAL DEPT OF REVENUE FOR FURTHER INFORMATION AT (406) 228-6236.

VALLEY COUNTY IS NOW ACCEPTING MAJOR CREDIT CARDS FOR THE PAYMENT OF TAXES. PAYMENT MAY BE MADE OVER THE INTERNET AT www.officialpayments.com OR BY CALLING 1-800-272-9829. THE JURISDICTION CODE FOR VALLEY COUNTY IS 3621, WHICH IS REQUIRED FOR TELEPHONE PAYMENTS. THERE IS A NOMINAL CONVENIENCE FEE FOR CREDIT CARD TRANSACTIONS.

AIRPORT (67-10-402)	0.31 %	\$4.99	1.500
DISTRICT COURT	0.51 %	\$8.32	2.500
CITY-COUNTY LIBRARY	1.23 %	\$19.94	5.990
EXTENSION SERVICE	0.66 %	\$10.65	3.200
RUR FIRE CTR 7-33-220	0.61 %	\$9.95	2.990
Museum-1 mill	0.21 %	\$3.33	1.000
Total County	26.55 %	\$429.69	129.070
Other			
Road-10 Mills	2.06 %	\$33.29	10.000
Permissive Medical Le	3.28 %	\$53.16	15.970
OPHEIM CEMETERY	0.37 %	\$5.96	
VAL CO CONSERVATION D	0.44 %	\$7.19	
Total Other	6.15 %	\$99.60	25.970
Fees			
REFUSE DISPOSAL DIST.	7.41 %	\$120.00	
Total Fees	7.41 %	\$120.00	0.000
Total Bill	100.00 %	\$1,619.22	446.400

2012 REAL Property Tax Statement

VALLEY COUNTY, J.L. Reinhardt, TREASURER

501 COURT SQUARE #3

10/25/12

GLASGOW, MONTANA 59230-2405

ADDRESS SERVICE REQUESTED

Tax Payer	Property Description
HARR MAUREEN K & ROBERT L PO BOX 76 RICHLAND MT 59260-0076	Twn/Rng/Sect 35N/43E /02 RICHLAND BIN SITE, LEASE #5471: BIN #303811 & BIN #303812, LOCATED IN NW4SE4NE4 Acres: 0.00

Tax Payer 9001843000

School District 1934 9 - OPHEI
Taxable Value 45

Geo Code 4791-02-1-04-04-4009

Tax Description	1st Half	2nd Half	Total Tax	Tax Breakdown	Levy
BLDS & IMPROVEMENTS	9.82	9.82	19.64	STATE SCHOOL LEVY 31.87 %	\$6.46 143.240
VALLEY COUNTY CONSERVATI	0.05	0.05	0.10	DISTRICT SCHOOL LEVY 31.57 %	\$6.40 142.120
OPHEIM CEMETERY	0.04	0.04	0.08	STATE LEVY - UNIVERSI 1.33 %	\$0.27 6.000
ROAD - 10 MILLS	0.23	0.22	0.45	Total School 64.77 %	\$13.13 291.360
1st Half Due (11/30/12)	10.14			County	
2nd Half Due (05/31/13)		10.13		GENERAL (7-6-2501)	14.16 % \$2.87 64.180
Total Bill			20.27	ROAD (7-14-2501)	8.14 % \$1.65 36.660
IN ORDER TO GET A PAID RECEIPT, YOU MUST INCLUDE A SELF-ADDRESSED STAMPED ENVELOPE.				BRIDGE (7-14-2502)	1.18 % \$0.24 5.300
PROPERTY VALUATION STAFF MAY BE VISITING YOUR PROPERTY TO CONDUCT AN ON-SITE REVIEW FOR PROPERTY TAX PURPOSES. YOU OR YOUR AGENT MAY WANT TO BE PRESENT. IF YOU WISH TO MAKE AN APPOINTMENT, CONTACT THE LOCAL DEPARTMENT OF REVENUE OFFICE.				WEED (7-22-2142)	0.59 % \$0.12 2.750
THIS PROPERTY MAY QUALIFY FOR A PROPERTY TAX ASSISTANCE PROGRAM. THIS MAY INCLUDE: PROPERTY TAX ASSISTANCE; DISABLED OR DECEASED VETERAN'S REDISENTIAL EXEMPTION; THE EXTENDED PROPERTY TAX ASSISTANCE PROGRAM AND/OR ELDERLY HOMEOWNER'S TAX CREDIT. CONTACT THE LOCAL DEPT OF REVENUE FOR FURTHER INFORMATION AT (406) 228-6236.				FAIR (7-21-3410)	0.69 % \$0.14 3.000
VALLEY COUNTY IS NOW ACCEPTING MAJOR CREDIT CARDS FOR THE PAYMENT OF TAXES. PAYMENT MAY BE MADE OVER THE INTERNET AT www.officialpayments.com OR BY CALLING 1-800-272-9829. THE JURISDICTION CODE FOR VALLEY COUNTY IS 3621, WHICH IS REQUIRED FOR TELEPHONE PAYMENTS. THERE IS A NOMINAL CONVENIENCE FEE FOR CREDIT CARD TRANSACTIONS.				AIRPORT (67-10-402)	0.35 % \$0.07 1.500
				DISTRICT COURT	0.54 % \$0.11 2.500
				CITY-COUNTY LIBRARY	1.33 % \$0.27 5.990
				EXTENSION SERVICE	0.69 % \$0.14 3.200
				RUR FIRE CTR 7-33-220	0.64 % \$0.13 2.990
				Museum-1 mill	0.25 % \$0.05 1.000
				Total County	28.56 % \$5.79 129.070
				Other	
				Road-10 Mills	2.22 % \$0.45 10.000
				Permissive Medical Le	3.55 % \$0.72 15.970
				OPHEIM CEMETERY	0.39 % \$0.08
				VAL CO CONSERVATION D	0.49 % \$0.10
				Total Other	6.65 % \$1.35 25.970
				Total Bill	100.00 % \$20.27 446.400

2027
1619.22

2012 DANIELS COUNTY REAL PROPERTY TAX NOTICE

Taxpayer #: 0002100680
 DATE: 11/23/2012
 GEO CODE: 37-4898-32-1-01-01-0000
 Site Address:
 Levy District: 2 COUNTRY DISTRICT 2

HARR MAUREEN K & ROBERT L
 PO BOX 76
 RICHLAND MT 59260-0076

Legal

S32, T36 N, R44 E, NE
 S08, T35 N, R44 E, NW, LESS 5 A HWY R/W
 LIVESTOCK & PERSONAL PROPERTY
 S06, T35 N, R44 E, ACRES 102.38, LTS
 3,4,5,6,7,SESW, E2SW LESS HWY, LESS PT
 BETWEEN OLD RICHLAND RD & N HWY 248

THIS IS HOW YOUR TAX DOLLARS WILL BE USED

TAXING AUTHORITY	MILL LEVY	TAX AMOUNT
BRIDGE	8.330	\$17.40
COMPREHENSIVE INSURANCE	2.550	\$5.32
DISTRICT COURT	9.590	\$20.02
EXTENSION SERVICE	5.630	\$11.76
FAIR	2.330	\$4.86
GENERAL	86.800	\$181.24
LIBRARY	14.790	\$30.88
MENTAL HEALTH	0.560	\$1.16
RETIREMENT	2.060	\$4.30
WEED	1.700	\$3.54
Total COUNTY Tax	134.340	\$280.48
CEMETERY	4.000	\$8.36
COUNTY PERMISSIVE HEALTH LEVY	53.140	\$110.96
FIRE CONTROL	1.160	\$2.42
HOSPITAL	57.440	\$119.94
ROAD	45.620	\$95.26
Total OTHER Tax	161.360	\$336.94
DISTRICT SCHOOL	130.310	\$272.08
HIGH SCHOOL RETIREMENT	46.770	\$97.66
HIGH SCHOOL TRANSPORTATION	21.480	\$44.86
Total SCHOOL Tax	198.560	\$414.60
ACCREDITED HIGH SCHOOL	22.000	\$45.94
GENERAL SCHOOL	33.000	\$68.90
STATE CULTIVATION AID	40.000	\$83.52
UNIFORM MILLAGE-6 MILLS ADV	6.000	\$12.52
Total STATE Tax	101.000	\$210.68
Total Levy	595.260	\$1,242.90
DAIRY SOIL CONS DIST		\$5.50
WASTE REFUSE DISPOSAL		\$210.40
TOTAL TAX		\$1,458.50

TAXABLE VALUATION

Land	1,397
Buildings And Improvements	691
Personal Property	0
Total Taxable Valuation	2,088

Total Acres: 417.380

TAXES DUE

By December 28, 2012	\$729.25
By May 30, 2013	\$729.25
TOTAL TAX DUE	\$1,458.50

The balance of tax not paid by the due date shall bear interest and penalty. Total does not include delinquent taxes.

This property may qualify for a Property Tax Assistance Program. This may include: Property Tax Assistance, Disabled or Deceased Veterans' Residential Exemption, the Extended Property Tax Assistance Program and/or Elderly Homeowner's Tax Credit. Contact the Montana Department of Revenue for further information.