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# LEININGER RANCH

A ONE-OF-A-KIND  
MONTANA PROPERTY

1,191± DEEDED ACRES



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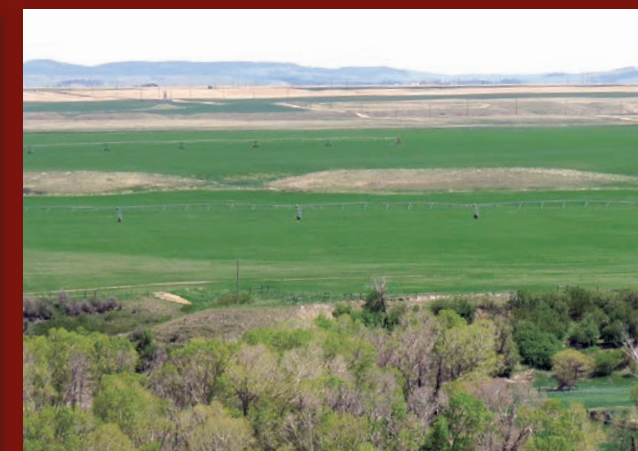
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*The Leininger Ranch on North Cottonwood Creek in Central Montana is a one-of-a-kind property located in the heart of Montana. This beautiful 1,191± acre ranch includes two homes, a large shop, numerous barns, sheds and outbuildings, abundant deer and upland birds, and tremendous views of central Montana.*

\$4,490,000



## LOCATION

The ranch is located 9 miles west of Lewistown. Lewistown is located in the geographic center of Montana, has a population of 6,500 and serves 14,000 as an economic center for the surrounding rural communities.

## ACREAGE & DESCRIPTION

Leininger Ranch offers 1,191± deeded acres, with 375± of those acres under pivot irrigation. Pivot irrigation consists of 2 Zimmatic pivots and 1 Valley pivot with a new Cornell 125 horse power pump. Leininger Ranch has a great water source with a history of productive haying seasons. North Cottonwood Creek winds through the middle of the property offering nearly 2 miles of creek frontage, and providing the water source for the three 1/4-mile pivots. 347± acres are in dryland and sub-irrigated hay ground; the remaining 470± acres are in pasture and improved pasture. All hay land is alfalfa and grass mix. Grasses include smooth brome, meadow brome, orchard grass and native grass.

A developed spring, gravity flow and PVC pipeline system supplies water to the 2 homes and ranch headquarters.

## HAY & GRASS PRODUCTION

Average hay production from the irrigated and dry land hay ground has been 2,000± ton per year. Current native and improved pasture capacity is 60± cow-calf pairs. The grazing pasture is leased through the fall of 2014.

100% of water and wind rights, and 50% of the mineral rights will transfer with the sale of the property.

## IMPROVEMENTS

There are 2 residences on the ranch. The main home at ranch headquarters; with 3 bedroom, 3 bath, full basement and 3,360± sq.ft. of living space and a 1984 Gallatin manufactured home with 2 bedrooms, 2 baths, 1,080± sq.ft. of living space with extensive remodeling. This residence sits on a 2± acre site and is located just 1/4 mile SE of headquarters.

The amazing 45x88 insulated metal shop, located near the main home, is something to behold. It was constructed in 2007. It includes an enclosed wood working shop, 1/2 bath, a loft over the wood working area and a service pit. The entire building has a concrete floor which has hot water in-floor heat, serviced by propane. A 24' lean-to provides machinery storage on the east side of the shop building. The 28x40 metal 3-car detached garage, built in 2008, has 3 overhead automatic doors, a concrete floor and 4 main built-in storage closets.

## ADDITIONAL BUILDINGS INCLUDE:

- Windbreaks, corral systems & calf shelters
- 3-sided 1990, 44x80 machine shed
- 3-sided 1983, 24x112 livestock shed
- 3-sided 1979, 24x112 livestock shed
- 1940, 30x40 implement shed
- 1940, 32x50 warehouse with concrete floor, loft storage and 16x50 lean-to
- 4 steel grain bins; 12,000-bushel total capacity

## WILDLIFE AND RECREATION

The ranch has two fenced refuge areas, that provides ample habitat for the wildlife that includes whitetail deer, mule deer, turkey, pheasant, Sandhill cranes, songbirds and other upland birds.

## HISTORY

Remnants of Montana's fascinating past abound on Leininger Ranch. As home to "Indian Rock" and a Native American buffalo jump, the ranch offers historical treasures including buffalo bones, fossils and points. Many of these artifacts are displayed in a museum room in the main home and will transfer with the sale of the property.

## SUMMARY

Leininger Ranch offers an excellent opportunity to obtain a productive farm and ranch that supports superior hay production with both irrigated and dryland farmland. There is 2+ miles of live water along North Cottonwood Creek with excellent year-round access. Located just 9 miles west of Lewistown, Montana this farm and ranch property is surrounded by magnificent views of the Snowy Mountains, the Moccasin Mountains and the Judith Mountains..

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