

THE PETERSON RANCH

Hathaway, Montana



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The Peterson Ranch ~ Hathaway Unit

LOCATION: Exit at the Hathaway exit on I-94 which is located between Forsyth and Miles City, Montana. Hathaway is located 120 miles east from Billings and 21 miles west of Miles City.

AREA FEATURES: The Yellowstone River is the boundary on the north edge of the ranch. The Peterson Ranch is located in Rosebud County. Forsyth is the county seat and is approximately 25 miles west on I-94

The ranch is accessed by an interchange off I-94 and public roads. Graveyard Creek Road travels through the ranch for about six miles to the south. Ranch topography starts at the river and follows up Graveyard Creek and into the Yellowstone and Graveyard Breaks. Traveling up Graveyard takes you from river frontage through irrigated meadows to rough well protected hills.

CLIMATE: 12—14 inches rainfall. 140 day growing season.

WATER: Water is what makes this ranch. The owners have developed the utilization of water in the last few years.

- New 54 acre pivot.
- New 6 mile water line through the backside of pastures with ten tanks.
- New renovation on irrigation reservoirs.
- Water Rights on the Yellowstone River with the ditch company for the new pivot.
- Three—artesian wells
- Six—pasture wells on windmills or pumps
- Two—developed springs
- Approximately half mile of Yellowstone River frontage

Three irrigation reservoirs collect water from the Graveyard Creek drainage. The drainage collects water from several townships. Water is managed and spread over 300 acres of leveled and diked river bottom.



IMPROVEMENTS: The 1994 ranch-style home has been totally remodeled over the last several years. The main floor has 3 bedrooms, 2 baths, 2,327 SF with an open great room, kitchen and dining area. The fully finished lower level features a family room with floor to ceiling windows and a slider to the covered patio, kitchenette and eating area, 3 bedrooms, 1 bath, and a storage room. There is hot water natural gas heat, central air, a new steel roof and masonite siding. Enjoy the beautiful views of the meadows and hills to the south through the floor to ceiling windows or from the full length wrap-around deck. There is underground sprinkling for the lawn.

40' x 90' steel with cement shop and machine storage building

3 grain bins

200 head feedlot with calving facilities, windbreaks, jugs, and numerous out buildings

ACREAGE BREAKDOWN:

Total Acres—7,887

Deeded—6,162

State—250

BLM—1475

Crop Acres:

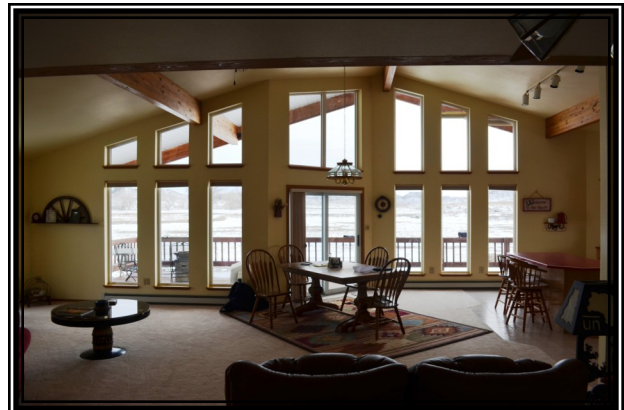
Deeded range—5,588 Acres

Pivot Sprinkler—54 Acres

Flood irrigated—300 Acres

Dry land hay—220 Acres

Non-Deeded Range—1,725 Acres



WILDLIFE: There are mule deer in the hills and meadows and whitetail deer on the half-mile of river frontage along with pheasants and waterfowl.

TAXES: \$6,165.

TERMS: Cash to seller.

PRICE: \$3,300,000.00

BROKER COMMENTS: The family has done a tremendous amount of work on this ranch. The feed production far exceeds what is needed to support the cow/calf operation.



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.