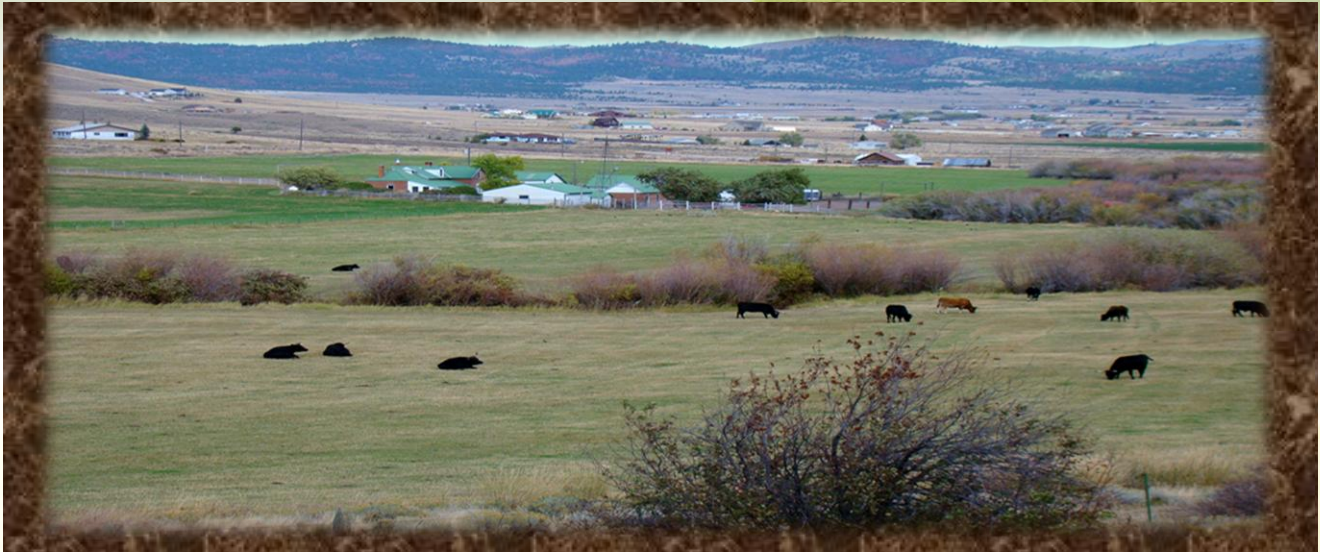


Silver Creek Ranch



Location

Located approximately 14 miles north of Helena, Mt.

Helena, MT is the county seat for Lewis & Clark County and also the State Capital.

The county has a population of approximately 60,000 people.

An added attraction of the area is the national forest and public lands in which residents continually enjoy.

Acreage

The ranch is comprised of 218 \pm deeded acres, two BLM grazing allotments which total 1883 acres and 124 total AUM's.

Historically the ranch has irrigated approximately 55 acres, of which 47 acres are sprinkler and 8 acres are in flood irrigation.

Silver Creek bisects the property from west to east. Silver Creek allows for some sub-irrigation and riparian areas along the creek bottom. The northwest portion of the property consists of rolling native range land with native grasses. There is also a Conservation Easement on the property, thus to maintain the rural and natural scenic qualities of the land.

Price: \$979,000

REDUCED to \$880,000



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Structures

Main Home & Outbuildings

The main home was built in 1890 and is approximately 1357 square feet. Surrounding the main home are many outbuildings such as a garage, large machine shed and barns, all of which have been updated with metal siding and roofs.



Facts Summary

Total Acres Deeded: 218.707+-, with 55+- acres being irrigated.

BLM Lease: 1883+- Acres & 124 total AUM's. The lease is comprised of two allotments which are on a rotational grazing program. Iowa Gulch Allotment consists of 698 acres (71 AUM's). Iron Siding Allotment consists of 1185 acres (53 AUM's).

Ranch Current Use: Irrigated hay land, livestock grazing and recreation.

Improvements: 1357 sf House, 420 sf Bunk House, 900 sf Two Car Garage, 1800 sf Machine Shop, 625 sf shop, 11,325 sf calving barn and several other outbuildings.

Water Rights: 1 surface water livestock permit and 1irrigation right out of Silver Creek. (According to the DNRC Water Rights Query system website)

Mineral Rights: All mineral rights owned will transfer with the sale of the property.

Taxes 2009: \$1617.37

All information herein deemed reliable but not guaranteed.

Map of Property

