

SAGE CREEK RANCH

Beaverhead County
Dell, Montana

Offered at \$3,497,000

PRICE REDUCED TO: \$2,850,000

6884+/- Total Acres

3656+/- Deeded Acres

3228+/- BLM Lease

Location

Sage Creek Ranch is located off of Sage Creek Road, approximately 25 miles north west of Dell, Montana. The entire 6806+/- is a mixture of sage, native grasses, creek bottoms with mature willows and irrigated hay ground.

Improvements

The original homestead built in 1910 is comprised of a rustic yet very functional cabin, shop/barn, and corrals.

Access

There is year round access to the ranch off of Sage Creek Road although the winter months sometimes require the road to be plowed out due to heavy snow fall.



*The Sage Creek Ranch has an abundance of wildlife!
It has an ideal habitat and an abundance of Elk,
Moose, Deer, Antelope and Upland Game Birds.*



Century 21 HR Ranches

TARA PETERSEN

700 WEST CUSTER HELENA, MT 59601

TARA@CENTURY21HR.COM

406-865-0244

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Agriculture

The current owners have historically run a cow/calf operation. In previous years they have run 200 pairs. However, the BLM Grazing Allotment allows up to 473 AUM's.

In the past, the owners have used flood irrigation to irrigate the hay ground around the homestead and Burnt Willow Creek meadows. The irrigated ground has not been improved for approximately 10 years. Therefore, the wild hay has been grazed by cattle and wildlife that inhabit the property.

Recreation

The ranch is located in the heart of prime hunting and fishing areas. There are two distinct creeks on the property, Sage Creek and Burnt Willow Creek. Clark Canyon Dam, the Big Hole River and the Beaverhead River are all within an hour from the property. The game that inhabit the property are abundant! Elk, Moose, Deer, Antelope and upland game birds have been observed.

Mineral Rights

- All mineral rights appurtenant to the property and owned by the Seller will convey to the Buyer at closing. It is recommended that the Buyer have a mineral search done with a title company.

Water Rights

- Sage Creek Ranch has good water rights. All appurtenant water rights will transfer at closing. The water rights will be available upon request.

Contact

Tara Petersen, Sales
Century 21 HR
406-865-0244
tara@century21hr.com

To view this property please
call Tara to schedule a showing.

All information deemed reliable but not guaranteed.
Prospective buyers are encouraged to research the
information to their own satisfaction.



*Cattle Ranching,
Creek Fishing,
Hunting,
Recreation, &
Prime wildlife
habitat!*