

Premier Intermountain Properties Presents

Pumpkin Creek Ranch **Volborg, Montana**



Offered By:



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PUMPKIN CREEK RANCH



ACREAGE

10,733 Acres Deeded
800 Acres State Lease
400 Acres BLM

BUYER OPTION: Buyer may have the option to purchase an additional 3,285 deeded acres with a 370 acre BLM lease adjacent to Pumpkin Creek Ranch.



LOCATION

The Pumpkin Creek Ranch is located adjacent to Highway 59 and the community of Volborg, Montana, 47 miles south of Miles City which has a population of 8,500 people. Miles City is the trade center for this area, with modern conveniences of a much larger city, including an airport, hospital, community college, implement dealers, stock yards, banks, restaurants and motels. Miles City has an average rainfall of 13.49 inches per year with over half of that coming in the months of April through July. Miles City lies at the confluence of the Tongue and Yellowstone rivers right along Interstate Highway 94.

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PUMPKIN CREEK RANCH



IMPROVEMENTS

The Pumpkin Creek Ranch is well improved with a modern three bedroom three bath home, a 50 x 100 shop, calving barn, two machine sheds and a mobile home. The present owner has worked diligently to improve the stock water by putting in two pipelines and numerous tanks; there are numerous reservoirs and several windmills with tanks as well. The hay meadows have an extensive spreader dike system so they naturally flood irrigate during times of high water. Fences are generally in good condition. The ranch is divided into fifteen pastures and several smaller traps.



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OPERATION

The present owner has operated the ranch as a cow calf and yearling operation choosing to graze the entire ranch and purchase hay as needed, making it a low cost, easy to operate ranch. The new owner could easily put the meadows back into hay production and produce more feed than needed most years. The ranch is well fenced and cross fenced so one or two people can do most of the riding and move cattle from pasture to pasture. The significant number of pastures allows for a number of management options and lends itself well to various grazing systems.



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RECREATION

All sorts of outdoor activities can be enjoyed in this area and on the ranch from snowmobiling and four wheeling to horseback riding. Hunting has been severely limited on the Pumpkin Creek Ranch so there is significant opportunity to see and harvest trophy mule deer which this area is well known for. There are elk in the area and they have been seen on the ranch in the past, while antelope and game birds are plentiful.



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BROKERS COMMENT

Rarely do ranches of this quality and reputation come on the market, a reputation it has earned over a long period of time due to its outstanding feed production and carrying capacity. The present owner has been an exceptionally good steward of the land. You will be impressed with the heavily-sodded native grass pastures, water development and nice clean set of improvements. This is one of the best ranches our office has listed.

PRICE

\$4,561,000.00

TAXES

Approx: \$11,500.00

TERMS

Cash



INTERMOUNTAIN PROPERTIES

NOTE: Offering is from sources deemed reliable but is not guaranteed by the agent or owners and is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owners. Prospective buyers are advised to research the facts according to their satisfaction.

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