

Premier Intermountain Properties Presents

X HANGING DIAMOND RANCH



DEEDED ACRES: 15,205 Acres with

6,522 ± Acres Dryland Crop

485 ± Acres Dryland Hay

665 ± Acres CRP

138 ± Acres Subirrigated Alfalfa

7,355 ± Acres Grass

40 ± Acres Improvements & Feedlot

LEASED ACRES: 880 Acre State Lease (Grass)



Offered By:

ROGER JACOBS • LISTING BROKER • 406-698-7686



INTERMOUNTAIN PROPERTIES

P.O. Box 30755

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X HANGING DIAMOND RANCH



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With views of seven mountain ranges, the X Hanging Diamond and its extensive improvements along with over 16,000 acres of deep fertile soil, is one of Central Montana's most productive and diverse ranches. It has a reputation of outstanding crop and livestock production, quality cattle feeding and world class hunting.

LOCATION

The X Hanging Diamond is located in the heart of Central Montana just southeast of the small ranching community of Winifred, and forty miles north of Lewistown which has a population of 6,500 and is the area's economic hub. Billings is 160 miles to the southeast and Great Falls is 100 miles to the west, both of which are served by a number of commercial airlines.

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GENERAL OPERATION

The X Hanging Diamond Ranch is a well diversified farm and ranch property with about half of its acreage in crop and forage production and the balance in pasture. It also has one of the top feedlot facilities in Central Montana.

With its location, adequate rainfall and deep fertile soils, crop yields are some of the best in the area. The majority of the cropland is dedicated to the production of winter wheat with proven yields ranging from thirty to fifty bushels per acre; a percentage of the tilled land is also used for feed production to supply the feedlot, and to be used as winter feed for the cowherd.

The ranch has a custom feeding operation which, for many years, has specialized in developing bulls with a number of Central Montana's leading seedstock producers taking advantage of this service. The feedlot facility is one of the finest in Montana with nearly five thousand feet of bunk space in its twenty five pens.

The cowherd at the X Hanging Diamond is summered on the east end of the ranch where its healthy native range, numerous tanks and reservoirs, plentiful shade and shelter in deep draws, and scattered timber make an ideal environment producing excellent gains and performance. When grain harvest is complete, the cowherd is moved to the farm fields where they graze the crop aftermath and regrowth which allows the ranch to wean some of the heaviest calves in the area. The cowherd remains on this part of the ranch through most of the winter. Prior to calving season they are trailed to cow camp which is located near the west end of the ranch.



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WATER RESOURCES

Land stewardship and water development are evident everywhere you look on the X Hanging Diamond. There are 28 reservoirs scattered throughout the ranch and an extensive underground pipeline which supplies water to tanks in every pasture. This water development not only adds to the health and performance of cattle but draws and holds a tremendous amount of wildlife to the ranch. There are in excess of two dozen recorded water rights that transfer with the ranch.



WILDLIFE

Central Montana has a long standing reputation for excellent wildlife populations. The stewardship with which Robert Bold has managed this property is evident in large numbers of elk, deer and antelope that inhabit the ranch. The eastern portion of the ranch, with its deep draws, scattered stands of timber and extensive water sources, is well known around the area for its prime elk hunting. There are good populations of upland birds present on the ranch with ring-necked pheasant being the most significant species allowing hunters to bag easy limits many days. Other upland bird species include sharp-tailed grouse and Hungarian partridge.

Some of the non-game species in the area include many species of song birds, eagles, hawks, coyote, fox, badger, raccoon and the occasional bobcat.

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LEASED ACRES:

880 Acre State Lease (Grass)

BASE ACRES:

5202.40	Wheat Base Acres
1122.10	Barley Base Acres
21.20	Oat Base Acres

PRICE

\$16,726,000.00

TAXES

Approx. \$25,000 per year

NOTE: Information 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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