

Premier Intermountain Properties Presents

Green Hills Ranch **Lavina, MT**



Offered By:



P.O. Box 30755
BILLINGS, MT 59107
OFFICE: (406) 259-2544

ROGER CELL: (406) 698-7686

BRYAN CELL: (406) 839-7439 • JOHN CELL: (406) 698-4159
WEBSITE: pipmontana.com • EMAIL: ranches@pipmontana.com

GREEN HILLS RANCH



LOCATION

The Green Hills Ranch is located west of Lavina, MT and is accessed by following Highway 12, then turning south and east on three quarters of a mile of good gravel road. Lavina is a small Montana town with limited services but does provide a gas station, post office, cafe and bar. Billings, the largest city in Montana, is located approximately 50 miles southeast of the Green Hills Ranch and is the major trade center for area ranchers. Billings has two excellent hospitals, two universities, a commercial airport serviced by several airlines and all the services of a major city to include Montana's best restaurants and shopping.



ACREAGE

3990 Total Acres:

- 3350 Deeded Acres
 - 640 Acres State Lease
- (Of which 3650 Acres is Native Range, 160 Acres irrigated, 180 Acres (approx.) river bottom pasture)



Presented By Premier Intermountain Properties

GREEN HILLS RANCH



RANCH OPERATION

The Green Hills Ranch is presently being run as a commercial cow-calf operation. The ranch owners, Ellis and Betty Doney have a reputation Angus herd and normally run 200 cow-calf pairs. The cow herd starts out the year near the ranch headquarters where they are easy to feed and care for. As calving time approaches they can be brought into the extensive corral setup and through the calving barn if the weather requires it. After branding and summer approaches, the cattle are trailed out to the native range pastures where they spend the summer. Calves are weaned and shipped in early fall and the cow herd is moved to river bottom pastures and hay meadows.



Presented By Premier Intermountain Properties

GREEN HILLS RANCH



WATER RESOURCES

Green Hills Ranch has excellent water rights from both Deadman's Basin and the Musselshell River for irrigation purposes. The July 17, 1884 Musselshell Right is one of the river's earliest. There are several springs and wells on the ranch with a pipeline to several pastures for stock water as well as several small reservoirs. The Musselshell River flows through the ranch for over a mile.



Presented By Premier Intermountain Properties

GREEN HILLS RANCH



IMPROVEMENTS

As you drive into the headquarters of the Green Hills Ranch you have to be impressed with the ranch home and support buildings as they are very well kept, neat and clean. The 4,000 square foot home and double attached garage is the focal point surrounded by large lawns and protected from the west winds by a well designed shelterbelt. The house has four bedrooms, three bathrooms, office, mud room, large living and dining room along with a well designed beautiful modern kitchen that looks out over a large garden spot with vistas of the river bottom meadows and large cottonwood trees.



The shop-calving barn combination is a very unique building that contains a bunkhouse for ease of checking heifers during calving season and has an attached meat cutting room with walk-in cooler and meat smoker. Attached to the calving barn is a well designed set of corrals, working alley and chute. During calving season if weather requires, there is an old sheep shed that works extremely well to house cow-calf pairs until the newborn calves are ready to go outside. An additional small shop and storage shed round out the ranch improvements



Presented By Premier Intermountain Properties

GREEN HILLS RANCH



RECREATION

The absence of heavy hunting pressure along with extensive wildlife habitat both on the ranch and on the additional five miles of Musselshell River bottom that parallels are the recipe for very healthy populations of whitetail deer, antelope and mule deer. There are also populations of upland birds including sharptail grouse, Hungarian partridge and pheasant, there is good habitat for waterfowl on the river bottom and many of the Canadian geese that mate and nest in this area can be seen roosting on the sandstone cliffs just north of the ranch throughout the spring. With the addition of several food plots, the river bottom would produce and hold even more game. The Musselshell River, while not a blue ribbon stream, is certainly fishable for trout and other species of fish.



Presented By Premier Intermountain Properties

GREEN HILLS RANCH



BROKER COMMENT

As you drive through the ranch gate and view the ranch headquarters and river bottom hay meadows, you instantly recognize the pride of ownership Ellis and Betty Doney have for the Green Hills Ranch. They have been great stewards of the land, and the new owners will be stepping into a beautiful ranch with many possibilities. With its excellent facilities and location, Green Hills Ranch would make a very good purebred cattle operation.

PRICE

\$3,200,000.00

TAXES

\$5361.00 (2011)

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.

P.O. Box 30755
BILLINGS, MT 59107
OFFICE: (406) 259-2544

ROGER CELL: (406) 698-7686
BRYAN CELL: (406) 839-7439 • JOHN CELL: (406) 698-4159
WEBSITE: pimontana.com • EMAIL: ranches@pimontana.com