

# Mexican John Ranch, Harlowton, Montana



**LOCATION:** The ranch is located approximately 20 miles northwest of Harlowton. The north boundary runs along the Lewis & Clark National Forest in the Little Belt Mountains. It is on the Middle Fork of Hopley Creek.

**IMPROVEMENTS:** There is an older set of buildings including house, barn, set of corrals, and other miscellaneous buildings. The house has not been lived in for a number of years. There is an additional set of corrals in the middle of the ranch.

**ACREAGE:** 2,479 deeded acres.

**WATER RIGHTS:** Two wells. Four water rights on Hopley Creek.

**FOREST SERVICE PERMIT:** 300 AUM'S

**MINERALS:** One half to transfer of those owned.

**REAL ESTATE TAXES:** \$793.76 for 2011



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**PRICE: \$2,200,000.00**

**TERMS:** Cash to Sellers.

**COMMENTS:** The ranch is very scenic with nearly three miles of Lewis & Clark National Forest Boundary. The West Fork and the Middle Fork of Hopley Creek run through the ranch. The draws have good tree cover with Pine and Fir. There is a resident elk herd that can be seen on the ranch from time to time. Mule deer also reside in the area. It is an exceptional property adjoining the Little Belt Mountains.



For additional details, contact:

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