



# Lost In Time Ranch

WIBAUX, MONTANA

Offered by

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Broker/Owner



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**LOCATION:** This ranch is located approximately 25 miles southwest of Wibaux, and 90 miles northeast of Miles City, and 230 miles northeast of Billings, Montana. Glendive, Miles City, and Billings all have air strips to accommodate private aircraft. For viewing purposes, arrangements can be made for pickup at any of those locations.



## **GENERAL DESCRIPTION:**

The ranch is a family operation currently running 600 head of mother cows, plus replacement heifers, bulls, and 12 to 20 head of horses. Carrying capacities may vary depending upon the operator.

The ranch is all in one block with no public access through the property. It is 7 miles from north to south and 8 miles wide. With this much acreage, there is a real variety of terrain. It runs from rich fertile dry land hay ground to cedar forested areas to bad lands rich in petrified trees, dinosaur remains, sea shell fossils, buffalo remains, numerous tepee rings, and Indian artifacts. The grass is high in protein providing heavy weaning weight calves.

The famous Rough Rider, Teddy Roosevelt, carved his initials in Rockin Chair Butte on his way through the country. The ranch is rich in history. The owners have recently run approximately 14 miles of water pipe lines to various stock tanks and have added several reservoirs to enhance the carrying capacity of the ranch. The ranch buildings consist of 2 homes, 2 shops, calving shed, horse barn and corrals, 40,000 pound scale with working corrals, tub sorter, and hydraulic squeeze chute. The ranch has everything needed for a successful cattle operation.





**ACREAGE  
BREAKDOWN:**

28,528 acres—Deeded  
2,960 acres—BLM Lease (629 AUM's cost \$1,125.91)  
1,920 acres—State Lease (328 AUM's cost \$1,535.04)  
Three leases  
320 acres—Private use (no lease—fenced in ranch)

33,728 Total Acreage

1,048 acres in dry land hay and cropland.  
100 acres in improved pasture.

**MINERALS:**

All owned by the seller.



**UTILITIES:** Power and telephone are at the buildings; Power is provided by Montana Dakota Utilities and phone service is by Mid-Rivers. House sewage is handled by a septic system.



**FOSSIL AND  
ARTIFACTS  
CONSIDERATION:**

The ranch is rich in Indian artifacts including teepee rings, arrowheads, and various ancient tools. A buffalo jump with numerous buffalo bones are present. Due to the large amount of deeded land, the numerous Hell Creek exposures, the presence of abundant petrified wood, and the marine fossils of the fox hill formation, this ranch is about as good as it gets for fossil collecting.





## **IMPROVEMENTS:**

Log Lodge built in 2008 consisting of 10,496 sq. ft. on three levels. It has 12 bedrooms, 7 full baths, and two half baths. Large family room with fireplace and vaulted ceilings. Central heating and cooling by propane or standby generator. Commercial kitchen and coolers. Large deck with great views to the west. Many additional features. All in excellent condition.

Main ranch home was built in 2001. There are 2,100 sq. ft. on the main floor with a full finished basement. The main floor has 2 bedrooms, office, living and dining rooms, kitchen, and 2.5 baths. Lower levels consists of 2 bedrooms, recreational room, laundry and sewing room, and a meat cutting room. It has a large covered deck and an oversized triple garage, plus a covered carport. Open floor plan in great condition.

Second home was recently remodeled and another bedroom added. There is approximately 2,046 sq. ft. on the main floor and 720 sq. ft. of basement area. The home has 3 bedrooms, 2.5 baths, plus an enclosed front porch and deck.

There is a small 2 bedroom one bath bunk house that can be used for guests or seasonal help.



## **ADDITIONAL IMPROVEMENTS:**

Log barn – 28' x 100' – wrapped in metal with an excellent set of working and horse training corrals.

Shop building – 41' x 60' – with a concrete floor in good condition.

Pole shed – 14' x 50' – open on one side.

Lean to pole frame building – 22' x 60'.

Wood frame shed – 20' x 30'.

Calving pole barn – 50' x 96' – with warming room and vet center. Sorting corrals along building.

Scale house building – 12' x 30' – with drive through doors. It has a 40,000 pound certified scale.

Steel Quonset building with a concrete floor – 60' x 120' - built in 2003. In excellent condition.





## **WILDLIFE CONSIDERATIONS:**

The ranch is abundant with large mule deer, antelope, sharp-tail grouse, sage hens, partridge, turkeys, some pheasants, and an occasional elk. Numerous varieties of song birds, hawks, and eagles reside on the ranch. The ranch has been leased for trophy mule deer hunting. The habitat and soils create very large mule deer horns with trophy racks.



## **WATER:**

The ranch has adequate water to all pastures with extensive use of water lines extended 14 miles to 18 different stock tanks. The water line is supplied by 3 wells hooked in tandem located at the buildings. The place has numerous reservoirs (8 large ones and 50 or more small ones) and 15 windmills.

There are numerous springs with 11 being developed and several undeveloped. Cabin and Cedar Creeks are seasonal. The ranch is considered to have adequate water.

Water Rights: Numerous filings are listed in the back of the brochure.



## **REAL ESTATE**

**TAXES:** \$22,705.88 for 2011.

**PRICE:** \$9,950,000

**TERMS:** Cash

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