

# Sun Valley Ranch, Rosebud, Montana



**LOCATION:** The property lies approximately 9 miles from the town of Rosebud on the north side of the Yellowstone River. It fronts on the Carterville Highway. A small parcel lies south of the river. Please consult the map for location.

**ACREAGE:** 347 acres m/l according to the court house records.

**IRRIGATION:** The current owners are irrigating 103 acres. The crop land is currently leased at a rate of \$5,000 per year. Lease expires on 12/31/2012. Current lessee would like to continue the lease.

**IRRIGATION WATER:** Currently being furnished by Carterville Water Users Association. Cost for 2011 was \$1,252.00. The water is billed through the county and is paid with the Real Estate Taxes.

**WATER:** There is one well on the property.

**IMPROVEMENTS:** None

**POWER:** Electricity is on the property.

**REAL ESTATE TAXES:** \$863.39 for 2011

**REMARKS:** The current owners have used the property as a hunting reserve. Over the years, they have enhanced the property to provide for wildlife. They have not allowed any hunting other than their personal use. It has an abundance of White Deer. There are a number of treed stands and some on ground stands. The cover for birds is outstanding with tall grass and a number of Russian Olive trees scattered throughout. Pheasants, Sharp Tail Grouse and Partridge reside throughout the property. Water fowl is abundant on the river. A variety of ducks, geese, and other water fowl are residence of the river.

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**PRICE: \$1,100,000.00**

**TERMS:** Cash to Sellers.

**CONCLUSION:** This property has to be one of the best hunting properties available on the Yellowstone River. The development and enhancements for wildlife has been outstanding. One of a kind property.



For additional details, contact:

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