

THE DAUM RANCH

Billings, Montana



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The Daum Ranch

LOCATION: Twenty miles south of Billings, MT, on Pryor Highway. The ranch is located near the Pryor Mountains and the headquarters are on the banks of Pryor Creek.

AREA FEATURES: Rolling hills with brush draws and numerous springs. The roads lead west into the Clarks Fork Valley just twenty-five miles and an hour drive to Red Lodge or Cody, Wyoming.

Yellowtail Dam and Big Horn Recreation is one hour East of Pryor.

CLIMATE: The ranch is within the Chinook belt and can go from considerable snow to bare ground within hours. Area is known for getting deep wet spring snow. The rain fall average is 14—16 inches.

WATER: Records show four wells on the property and the depth is from 22—125 feet. GPM is 30—50.

A forty acre irrigation right exists, but owner don't use any irrigation. Sixteen claims exist for springs and tributaries.

IMPROVEMENTS: There is a ranch-style home with 3 bedrooms, 2 baths, and 1,200 sq. ft. on the main level plus a full basement. The home has gas (propane) forced air heat, an a single attached garage, sunroom, and deck.

Barn with metal roof and a cement foundation

8 grain bins—21,600 bushel

4,400 sq. ft. pole frame building with shop in half

5,000 sq. ft. pole frame building for grain and machine storage



ACREAGE BREAKDOWN:

Deeded:

Total Deeded Acres	<u>1,687.97</u>
Buildings	5.00
Pasture	835.27
Crop	727.70
Creek Hay Meadows	120.00

Leases:

	<u>Grass</u>	<u>Farm</u>
Competent Leases	1,567.77	1,361.60
Office Leases	<u>2,535.82</u>	<u>1,500.23</u>
Lease Totals	4,103.59	2,861.83

Total Deeded Acres	1,687.97
Total Lease—Grass	4,103.59
Total Lease—Farm	<u>2,861.83</u>
Total Acres	8,653.39



WILDLIFE: Pheasants are the main hunting potential. Upland birds are very much available too. Deer can't be hunted on the reservation.

TAXES: \$4,741.47 for 2011.

TERMS: Cash to seller.

PRICE: \$1,400,000.00



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