

Warm Springs Cattle Company



Offered by
Bill Bahny

800-237-7844

406-594-7844

bbahny@mtnet

www.montana-ranches.com



2687 Airport Road
Suite B
Helena, MT 59601

**Bill Bahny
& Associates**

Broker of Pristine Montana Property



Warm Springs Cattle Ranch

Dillon, MT.

LOCATION: Approx. 6 miles South of Dillon, MT on Hwy 91

ACREAGE: 931 Acres Deeded

1000 Acres State Lease

80 Acres Lease

175 Shares in Sparrow Creek Grazing Assoc.

CARRYING CAPACITY: 225 Pair of Cattle

CROP LAND: About 766 (FSA) acres of the deeded is irrigated cropland. Irrigation is with 3 pivots, two wheel lines and some hand line. Produces 1500-2000 Ton's of hay depending on which Fields are in rotation and which fields are being irrigated, grain produces 100 BU./Ac. Barley

TAXES: \$6,848.73

SCHOOL BUSES: Bus pick up on main highway

PRICE: **\$2,650,000.00**

WATER RIGHTS: 100 Miners inches on warm water spring Willow Creek water rights
1-very large spring that fills a pond-Reservoir

FENCING: Good

IMPROVEMENTS: 1- Older 3 bed, 1 bath Farm House
12x16 Log Bunk House with wood Heat plus bathroom
40x60 Main Calving Bard, Metal/Wood
48x52 "Cleary" Metal Building used for Calving and storage
40x80 Quonset Hut with cement floor
Sliding doors on both ends
Wood heat and wired for 220V.
Lean-to Storage Shed – new metal roof
Old Horse Barn with Gamble Roof
Small Feed Lot
Good set of working corrals

COMMENTS: A very productive and well watered compact ranch. The ranch has a carrying capacity of 225 pair depending on the rotation of crops and how it is irrigated. 175 pairs would be run on the Sparrow Creek Grazing Association which is in the Big Hole Country by Wisdom, Mt. Cattle are put on that grazing location June 1st and removed middle of October.

The cost for the grazing association is about \$10,000.00/yr. Buried mainline has valves at various locations to control the water flow to the 3 pivots and 10 wheel lines. A large reservoir is tied into the main line with 2 auxiliary pumps located below the reservoir. One is 100 hp and the other is 25 hp. A spring that feeds the reservoir is located on the leased 80 acres. The ranch has a 2/3 water right which is about 100 miners inches. The really great thing about the spring is that it is heated water. The spring flows to the pond and from the pond thru a couple of pastures and thru the corrals by the headquarters. A fork of the spring, also, flows thru some of the crop land; which of course gives warm live stock water to the ranch. Although the fork that goes thru the cropland will freeze in the winter, the main fork very rarely freezes and thus supplies excellent stock water for the winter. There are two other drilled wells, but the owners have not needed to use them. One of the wells is 50 gpm; neither of the well has power run to them. 420 acres are irrigated by 3 pivots of which the oldest is 20 years old; the newest is 6 years old. 280 acres are irrigated with nine wheel lines. A 40 acre pasture is watered with a wheel line and there is some hand line irrigation. The hay field will run 5 ton to the acre and the rotation crop of Barley will run 100 bushel to the acre. An additional water right is the Willow Creek water right that is an older right and will flow most years. Willow Creek ditch flows into the pond; this give the pond two sources of water. The pond could be made larger and deeper. The ranch also has a 160 ft. deep well with a 100 HP electric pump, this well produces 1500 GPM and has been in use for about 6 years., water rights need to be filed. This ranch will carry and produce enough hay for 200 pair.

If you're looking for compact working cattle, this could be it.













