



SOUTH WIBAUX RANCHES

• *Wibaux, Montana* •

**Truly one of the best cattle ranches in Montana.
Located in the heart of cattle country, Wibaux County,
Montana where the Texas cowboys first brought their
cattle to summer in the later 1800's.
20 Miles South of Wibaux, MT off Highway 7.**

Brought to you by

**Bill Bahny and
Associates**

THE LOST IN TIME RANCH



THE CEDAR BREAKS RANCH





The current owner has been spending a lot of money over the years on extensive capital improvements, like water. One of the best watered ranches we have seen with about 50 miles of pipeline run by two 35 GPM wells and one 150 GPM well with 35 tanks already installed and 23 left to install. These tanks are called “Coffin Tanks” as they are buried with one end exposed preventing freezing in the winter and very little evaporation in the summer. There are 23 remaining tanks to install, located at the main headquarters and are included in the sale. There are 36 dams, each with its own pond. Three of those ponds are spring fed. Besides the three wells on the pipeline there are another 22 wells. 20 of those have been converted from windmills to a solar pump. All windmills have been left in place to add to the nostalgic of the ranch. Wells are from 75’ to 520’ deep with flows from 3 to 35 GPM. All 29 pastures have good water, cattle don't have to travel more than a half mile for water.

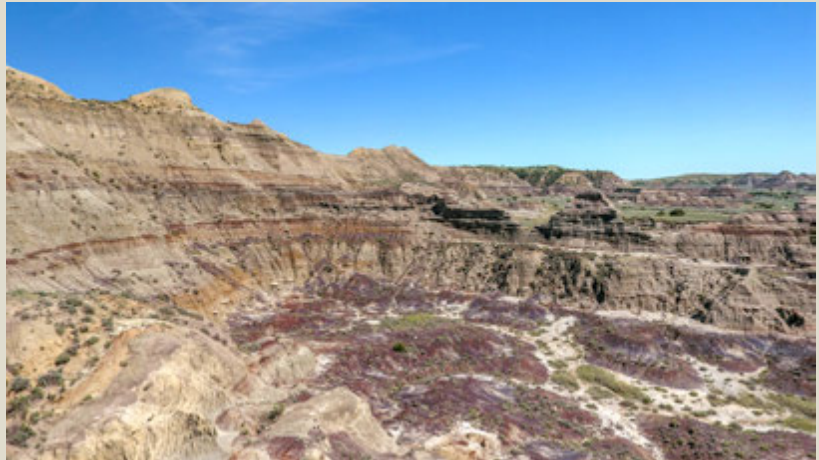




Speaking of the 29 pastures, the fences are all in excellent condition. Sizes vary from $\frac{1}{2}$ section (340 acre) to 12 sections (7600 acres). Pastures are served by great roads thanks to the oil wells that are on the ranch. The Oil Company has graveled and maintained roads throughout the ranch. The present owner has no mineral rights and thus there is no revenue income produced from the pumping wells. Although the ranch has an agreement with the Oil Company and they share the use of a 150 GPM well which feeds 12 miles of pipeline with 12 tanks.



The diversity of the land is huge, from grassy hills to grassy meadows, badland breaks to cedar and pine draws. This ranch goes literally from skyline to skyline. The Badlands not only pasture cattle but are home to large buck mule deer and locations of dinosaur discoveries. The digs are not active at this time. Just another adventure awaiting the new owner and guests. There have also been many Indian Artifacts found throughout the ranch but mostly from the Badlands area. Good roads, horse trails and four wheeler paths abound making the ranch very accessible. Lots of draws with cedar trees, pine trees, cottonwood trees and huge expanses of grass covered hills and meadows with Cedar Creek flowing through both ranches.



The Lost In Time and Cedar Breaks Ranches run 2,000 mother cows, bulls and replacements year round on just 1/2 of the 29 pastures leaving the other 1/2 to rest for one year. Hay is put up on roughly 1,300 acres of dryland alfalfa grass mix producing 3/4 to 1 ton per acre a year depending on moisture.







As stated the ranch is 45,400 acres deeded, 10,250 acres leased from the Federal Government and 2,560 acres leased from the State of Montana. Acreage is almost all contiguous but is set up as two ranches and both have a set of buildings. Admittedly the best set is at the "Lost In Time". There we have a beautiful well-built 10,000 square foot log home. We will describe it briefly but to say the least, it is a real Montana Lodge.

Made of log with a wood burning rock fireplace on the main floor along with a dining hall, several bedrooms and commercial grade kitchen. The kitchen is outfitted with all pots, pans dishes and everything needed to prepare gourmet meals for 30 people. The dining hall has room for everyone with five handmade tables and benches. There are also two half bathrooms for the use of the dining area and great room which has a phenomenal view looking South towards the Badlands.



Additional freezers and refrigerators are downstairs.

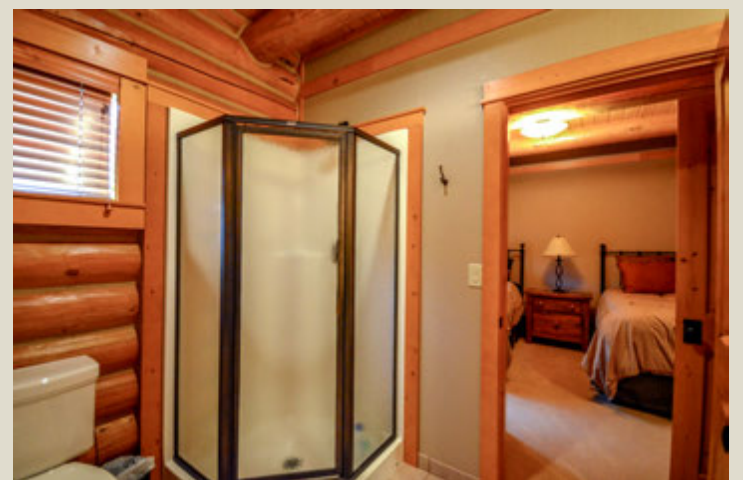
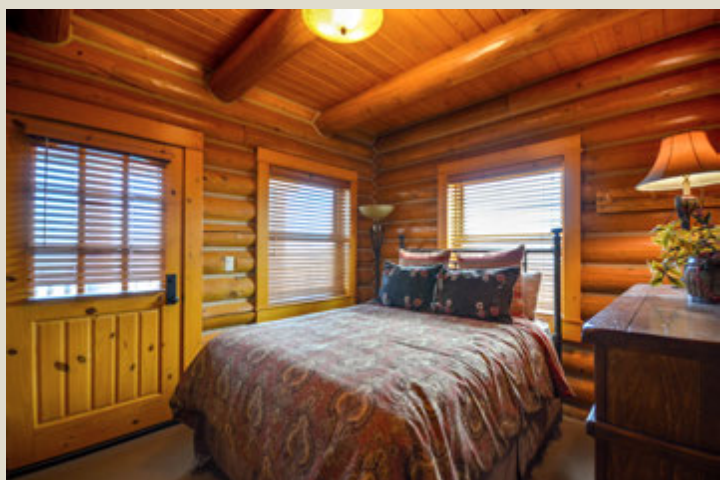


About 1000 yards from the covered deck off of the great room is a metal statue of a dinosaur. There are also targets set up for long range shooting off of the deck.

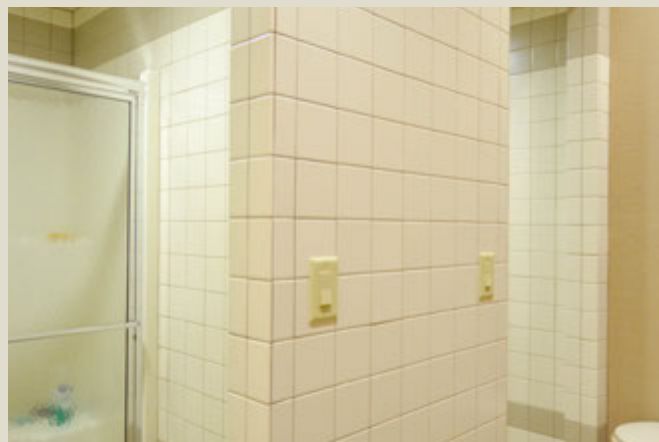




The main level is where you will find two master bedrooms each with their own large private full bathrooms. On the opposite side of the main level there are four bedrooms with two Jack and Jill bathrooms.

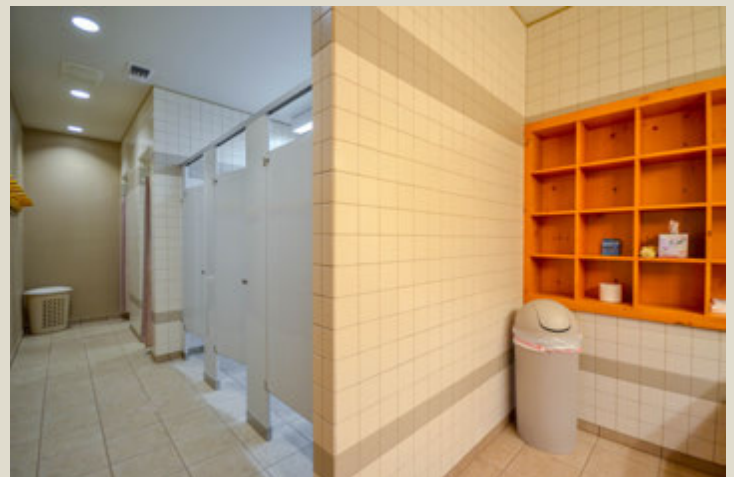


Each side also has its own bathroom with three sinks, three bathroom stalls and two showers. The two sides are completely separate from each other.





As you go up the stairs to the third floor it, is split into two sides. Each a copy of the other including a large bunk room with six bunk beds and a private room with another bunk bed.



The walkout basement is set up for a theater room and game room with a wood fireplace plus an additional bedroom with its own full bathroom, office, pantry storage area, large mudroom, mechanical room, laundry room and more. Off of the basement is an attached oversized three car garage.







The lodge is very comfortable with central air, well built and has a homie feel. About a half mile to the north of the lodge is the manager's house. It has four bedrooms, three full baths and two half baths with a two car garage and fully finished basement.

Then another half mile to the north from the manager's house is the main set of building and corrals for the "Lost In Time" ranch. The main house is a three bedroom, three bathrooms with a half-finished basement. There is a one bedroom two bathroom bunk house and a 2015 16' x 72' manufactured home with three bedrooms and two bathrooms. There are two propane generators as backups, one 60KW for the lodge and one 100KW that will run the shop and three homes.





The 'Lost In Time' has an extensive set of working corrals made of steel pipe. It has a 30,000 pound scale and all of the chutes, tubs, head catches one would need to work 2000 head of cattle. All are like new condition. Also in this area are several buildings including a metal 50' x 96' calving barn, 60' x 120' Quonset hut for machine storage with half cement floor and half dirt, a separate 30' x 100' barn with working corrals ...





...with a windbreak and finally a 40' x 60' heated shop with 22' wide lean-to running down the 60' side of the shop. Of course there is a complete cement floor. To finish this, there are also three 1,200 bushel grain bins and a "Cake" storage dispenser



Over to the “Cedar Creek” ranch we have a doublewide manufactured home with three bedrooms, two bathrooms and a full unfinished basement. An older home with four bedrooms, two and a half bathrooms. A 2015 16’ x 72’ three bedroom two bathroom manufactured home. 100’ barn with a great set of steel pipe working corrals.





On the whole ranch there are five sets of pipe corrals built at remote convenient locations that one can work livestock at.





The lodge is fully furnished. Most all of the homes are furnished as well.

A truly one of a kind large cattle ranch priced at ~~\$39,900,000~~
\$29,900,000

Acres: Deeded: 45,400

Bureau of Land Management Leased: 10,250

State of Montana Leased: 2,560

Crop Production: 1,300 acres of Alfalfa, Grass Hay
Average $\frac{3}{4}$ - 1 Ton/Acre

Water: 36 Dams with Ponds
3 springs
25 Wells

Depth from 75' to 500'

GPM from 3 to 35

22 of these are Solar Powered

Windmill Towers are still in place

Pastures: 29 – Run from $\frac{1}{2}$ section to 12 sections

Capacity – Livestock: 2,000 Mother cows run on $\frac{1}{2}$ the ranch per
year while the other $\frac{1}{2}$ the ranch
rests for one year.

Mineral Rights: Owner has none

Underground Tanks: None

Improvements: “Lost In Time” Ranch

1 - 10,000 Sq. Ft Log lodge with:

3 - Master Bedrooms with Full Bathrooms

4 – Private bedrooms with 2 Jack & Jill
Bathrooms

2 – Separate rooms with:

6 bunk beds (total of 12)

1 Private bedroom (total of 2)

2 Showers (total of 4)

3 Bathroom stalls (total of 6)

3 Sinks (total of 6)

Central Air

2 Fireplaces

1 - Large Commercial Grade Kitchen with all Stainless Steel

1 – 50' x 96' Metal Calving Barn

1 – 60' x 120' Quonset Hut Machine Storage with ½ cement floor

3 – 1,200 BU Grain Bins

1 – “Cake” Storage Dispenser

1 – 100' x 30' Barn with corrals and windbreak

Great set of steel pipe working corrals a 30,000 pound scale and all necessary chutes, head catches, etc. Most only a few years old

1 – Manager's Home

4 Bedroom, 3 full bath, 2 – half baths

Completely Finished Basement with an attached garage

1 – Bunk house

1 Bed, 1 bath

1 Main House by Shop

3 Bedroom, 2 bath

1 – 2015 16'x72' Manufactured home

3 Bedroom, 2 bath

“Cedar Breaks” Ranch

1 – Doublewide manufactured home

3 Bed, 2 bath with full unfinished basement

1 – Older Home

4 Bed, 2 bath, 1 half bath

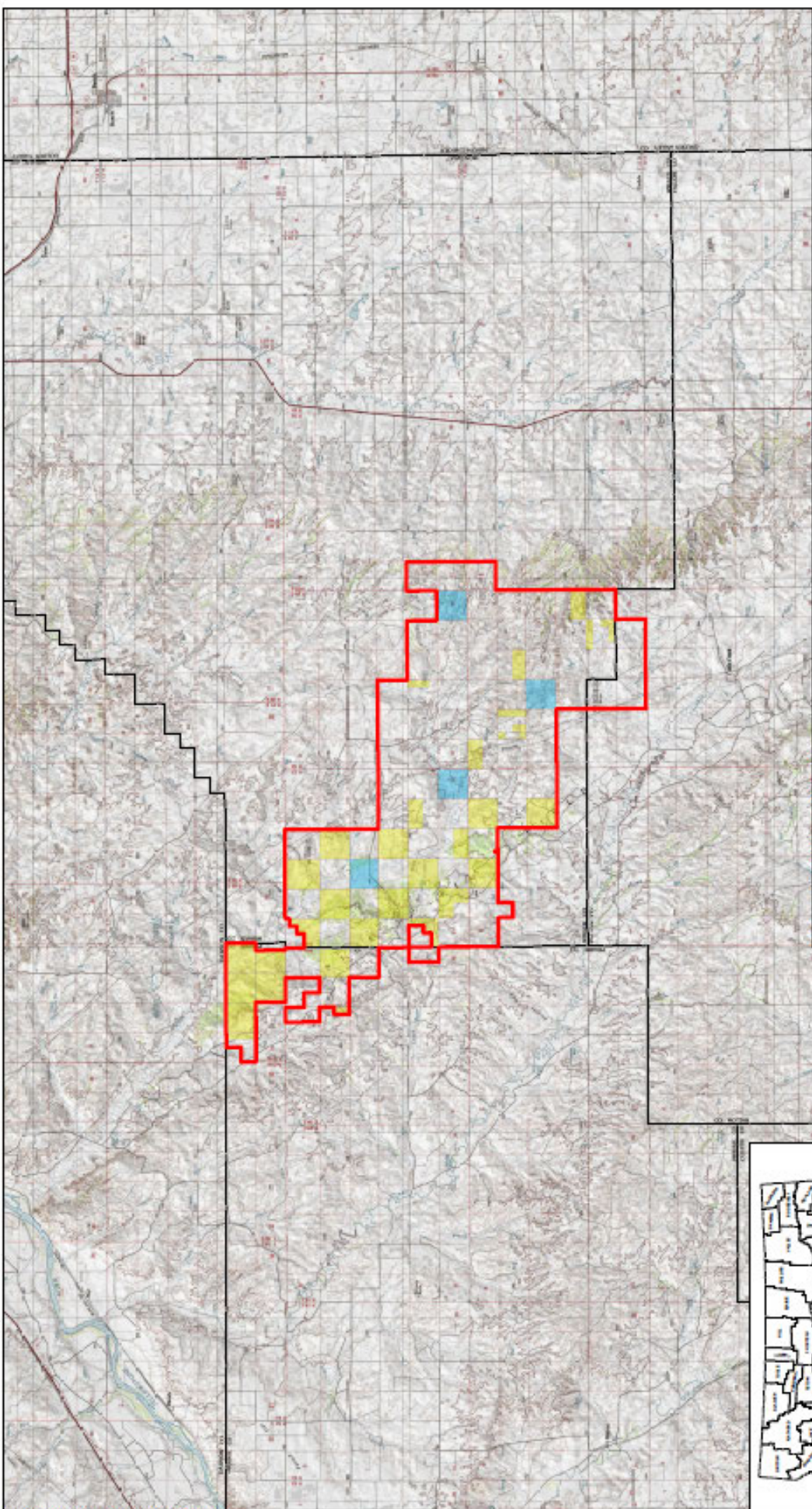
1 – 2015 16'x72' Manufactured home

3 Bed, 2 bath

1 – Barn with Steel Pipe Corrals

1 – 1,200 BU Grain Bin

1 – “Cake” Storage Dispenser



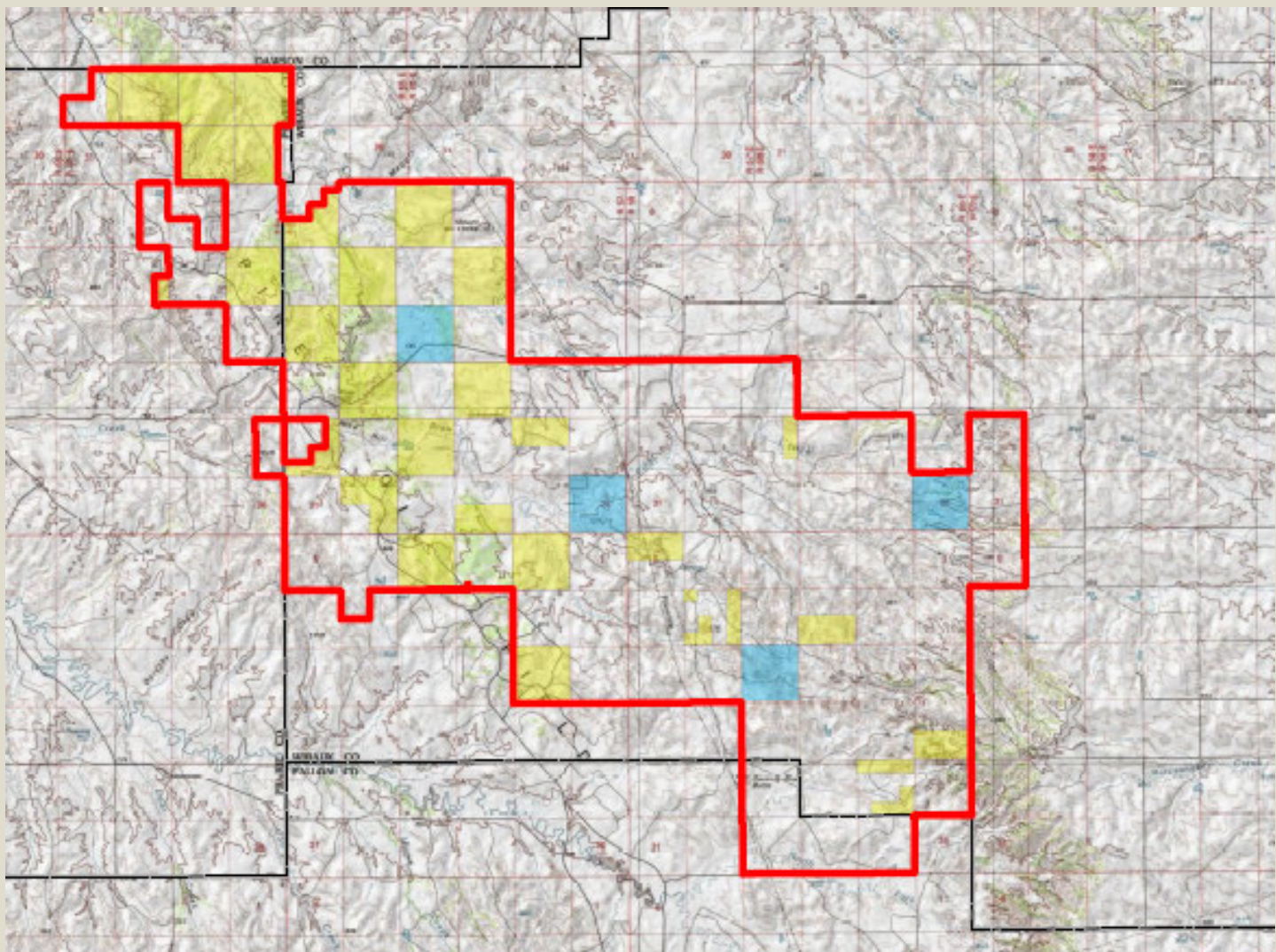
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- Legend**
- Property
 - BLM Lease
 - State Lease



**South
Wibaux County Ranch**
Wibaux, Prairie &
Fallon Counties, Montana





**Bill Bahny
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Associates**

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