
THE ALFRED JORDAN RANCH

Miles City, Montana



For additional details, contact:

TIM NESSAN
Broker

Member—Landmark of Billings
1925 Grand Avenue, Ste. 144,
Billings, MT 59102

Office: (406) 248-3101
Cell: (406) 860-0791
Fax: (406) 248-1633

E-mail:
Tim@MontanaProperty.com



Alfred Jordan Ranch

LOCATION: Twenty miles north of Rock Springs, Montana, on Highway 59 or twenty miles east of Cohagen.

ACCESS: Eighteen miles north of Rock Springs, MT. Five miles east of Uall Road.

AREA FEATURES: Fifty miles to either Jordan, Miles City, Circle, or the Fort Peck Recreation Area.

ELEVATON: 2,700 feet.

CLIMATE: The Alfred Jordan Ranch is in a temperate climate for Montana. Average rainfall 12—14 inches.



IMPROVEMENTS:

- ◆ Ranch-style home, built in 1977 with 2,970 sq. ft., 3 bedrooms, 1 bathroom, full basement, & a double attached garage.
- ◆ Livestock Barn: 30' x 80', 100,000 pound live-stock/truck scale, steel panel corrals, Hyd chute, crowding tub, automatic waterers
- ◆ Equipment Shed: 30' x 50'
- ◆ Shop: 40' x 50', heated, 16' side walls
- ◆ 80,000 bushel storage with 2 new 23,000 bushel bins with full floor aeration.
- ◆ Good perimeter, cross fences.



ACREAGE: Total acres: 12,527

Tillable:	6,011 acres
Cultivated	4,944 acres
Hay/Improved pasture	1,067 acres
Grass:	5,560 acres
State Lease	955 acres—9 years remaining

300 acres irrigated with 300 shares from Little Dry Irrigation District.

WATER: Four wells—Stockwater: 1—100' depth, 1—180' depth, & 2 artesian wells.

WILDLIFE: Deer, antelope, and upland birds.

TAXES: \$17,761.00—Estimated.

TERMS: Cash to seller.

PRICE: \$8,200,000.00

BROKER COMMENTS: Very well cared for farm/ranch property with weaning weights for calves at 700 pounds for steers and 650 pounds for heifers. Starting calving date is the first week of April and weaning begins the first week of November. Carrying capacity around 250 A.U./yr. Farm land will yield 30—40 bushel high protein spring and winter wheat yields with some alternative crops starting to be raised in the area.

Co-listed with Fred Scott, Scott Western Realty.



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Montana Average Annual Precipitation

