
THE WILD ROSE RANCH

Rosebud, Montana



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Wild Rose Ranch

The Wild Rose Ranch is located in the Yellowstone Valley between the town of Rosebud and Miles City on the north side of the river.

The ranch has been in the same family for thirty-seven years and has been their home and business the entire time.

They have put their hearts into the property with developing the irrigated to a state of the art system and the buildings to complement the land.

The folks have decided they would like to retire and move to the Billings area.

LOCATION: 124 miles east of Billings via I-94 to Exit 103 then 12.1 miles east on Highway 446. 45 miles west of Miles City via I-94 and Highway 446.

CLIMATE: Being on the river benefits the weather. Elevation is _____. The frost free days are approximately 130 days. Snow accumulation is moderate.

IMPROVEMENTS: 2006 home with a full finished basement, 1,560 sq. ft. up & down, 5 bedrooms, 3 baths, high-end cabinets throughout, closed in porch, double attached garage, metal roof, lots of stone work and extras. The home is heated with radiant water heat in the floor both up & down. Heating system is in the shop and pumped throughout. System is fueled by wood and coal. Extremely economical and efficient.

Shop, 28' x 50', insulated and floor heat from the same system as the house.

Machine Shed, 40' x 80', steel sided and roof.

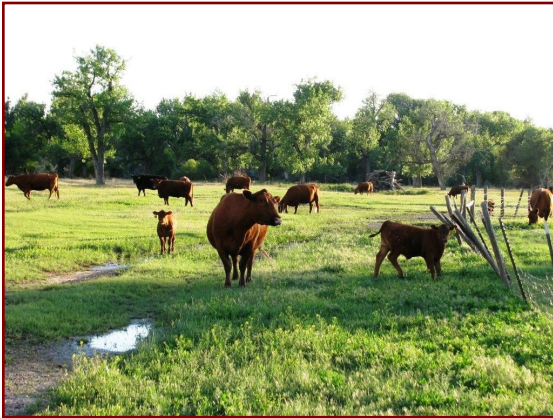


ACREAGE:

292.65 Total Acres
97.16 Irrigated
195.49 River bottom

The 97 acres irrigated is fed from the main ditch a mile uphill by an underground 15" mainline with 52' of fall. This creates gravity pressure. All irrigated acreage has been machine leveled and sale includes 1.5 miles of gated pipe. 18 acres is seeded to permanent grass.

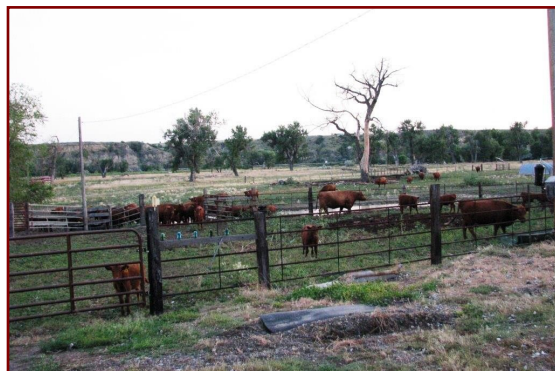
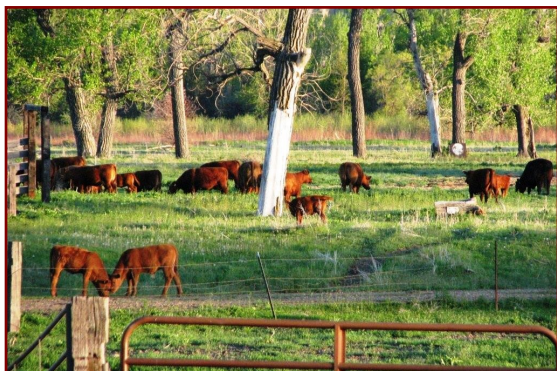
The Cottonwood Grove river bottom supports the cow herd and all the wildlife. It is mostly sub-irrigated and very productive.



WILDLIFE: The Wild Rose Ranch is teeming with wildlife. Pheasants, white tail deer, mule deer, and turkeys. The ranch has had numerous trophy deer taken. The owner has had it leased to an outfitter on a year to year basis.

The Wild Rose Ranch is within the Water Fowl Flyway and ducks and geese feed on the crops. The ranch is within the area that is restricted and as a result, there is no waterfowl hunting below the high water mark.





TAXES: \$4,722.64—includes irrigation water

PRICE: \$1,100,000—includes cattle, machinery and gated pipe.

Contract for Deed is considered

BROKERS COMMENTS: The Wild Rose Ranch is a pleasure to represent. Every detail has been considered in the home, buildings, and the irrigation system.

In thinking about the kind of buyer that would like the place, it ranges from background feeder, cash crop grower to sportsman.

If we can get someone interested in the sporting side as well as a producer, we maybe able to split the place.



NOTICE: The information contained herein has been supplied by the owner to **LANDMARK REALTORS** and/or compiled by **LANDMARK REALTORS** from other sources believed to be reliable. All information contained herein is not guaranteed to be accurate, and the reader of this brochure should independently verify all such information, particularly the number of acres involved, the classifications of those acres, carrying capacity, estimates of production yields, water rights, etc.

Inventory & machinery that goes with the sale:

Approximately 30 Red Angus cows

14' disk

14' roller harrow

14' land plane

Ford New Holland TV 140 bidirectional 4 x 4 tractor with loader and swather header

NH 660 round bailer

Three-way hydraulic blade

200 gallon/40' pu mounted field sprayer

Older case 600 tractor

Older D4 Cat

25' goose neck stock trailer

Calf table

Heavy duty cow shoot

3 hay feeders, one holds 4 bails

Four calf sheds

All the gaited pipe, about 1 1/4 mile, some double gated

Pipe trailer

Household appliances—stove, washer & dryer

Hot tub