

Big Valley Ranch



Bill Bahny & Associates

Brokers of Pristine Montana Property



**2687 Airport Road
Helena, MT 59601**

Montana-Ranches.com

realestate@Montana-Ranches.com

Big Valley Ranch

Wibaux, MT

Located 21 miles north of Wibaux, MT on Hwy 261 is a nice compact stand alone cow ranch. 6,700 deeded acres with 4 State Leases that total 1,760 acres. On the deeded there is 520 acres of hay ground that puts up an average of 1 ton per acre. Some of the deeded ground is old CRP. Current owner rates the ranch at between 400 to 500 AU depending on how you run the ranch and what the weather is like. Water is supplied by 7 miles of pipeline off 3 wells ranging from 20 ft. to 100 ft. deep, with one new well drilled to further the water line development. For the area, the livestock water is average to good. There is also a 1,200 ft. deep well at the headquarters. Fencing is in good condition with 10 miles of new fence built in 2015. This area of Wibaux County is known for its great grass production with 80-100 frost free days and 12-13 inches of precipitation per year. The ranch has an excellent set of improvements including a 6 bedroom, 2 $\frac{3}{4}$ bath Tri-level home built in 1979, 4 stall garage, 2 Quonset hut buildings, barn and a storage shed. There is also some deer and pheasant hunting.

The owner has 2 other ranches within a couple of miles of the Big Valley Ranch. The Golden Valley Ranch, 2,256 deeded acres in Montana and 1,937 deeded acres in North Dakota which are contiguous. The Long Coulee Ranch consists of 4,480 deeded acres. Both ranches have their own set of buildings and corrals as well as a hay base. The 3 together would make quite a nice ranch. All are in an extremely productive grass country and are well watered. Included is a topo map showing all 3 ranches. For more information on the Long Coulee and Golden Valley Ranches please look at our website.

Price for all 3 ranches is \$14 Million

Location: 21 miles north of Wibaux, MT on Hwy 261

Acreage: 6,701 deeded acres

541 acres crop base

389 acres wheat @ 22 BU/ac

89 acres oats @ 39 BU/ac

62 acres barley @ 33 BU/ac

This crop land has been converted to 520 acres of hay producing average of 1 ton per acre

1,760 acres State Lease

4 Leases:

#7938 156 acres, 53 AUM, expires 2/28/2020

#7939 637 acres, 167 AUM, expires 2/28/2020

#2294 320 acres, 125 AUM, expires 2/28/2022

#1023 640 acres, 144 AUM, expires 2/28/2021

Cost is \$14.40/AUM Total \$7,046/yr.

Carrying Capacity: Owner rated @ 400-500 AU

Water: 5 wells with 7 miles of pipeline, 20 – 1200 ft. Deep
1 developed spring that flows in the winter

Fences: Good condition with 10 miles of new 5 strand barbwire built 2015

Mineral Rights: None

Topography: Level to Rolling Hills

Improvements: Tri-Level home, 6 bedrooms, 2 $\frac{3}{4}$ bath, hot water heat, no AC, built 1979
Garage, 28x44, concrete floor, 4 stalls each have overhead doors, insulated heated, built in 1982
40x80 Quonset built in 1975, double sliding doors on both ends, concrete floor with electric services
40x100 Quonset built in 1973, concrete floor, electric services, double sliding doors on both ends, used for equipment storage
Barn, 40x74 pole frame, dirt floor, electric services, hydrant, built in 1974
Shed, 20x72 pole frame, dirt floor, open on each end, building 1988
Storage shed, 36x48 pole frame, concrete floor, 3 separate structures each about 16 ft. wide, built in 1920

Price: \$6.5 Million













2687 Airport Road
Helena, MT 59601

800-237-7844
406-449-7844

Realestate@Montana-Ranches.com
Montana-Ranches.com