

Long Coulee Ranch



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Long Coulee Ranch

Wibaux, MT

Located 16.5 miles north of Wibaux, MT. The ranch consists of 4,480 deeded acres, 139 acres of which is CRP paying \$3,657/year.

Ranch also has 270 acres of tame grass and 80 acres of hay ground. Livestock are watered by 1 electric well that is 380 feet deep and supplies a pipeline with 10-12 water tanks, some solar wells, 4 windmills and a small reservoir plus 4 developed springs.

The present owner has been using the ranch for spring, summer and fall pasture and has been running 250 + pairs from May through December, cutting no hay. There is a small set of improvements including a 2 bedroom home, shop, barn and grain bins. This ranch is in excellent grass country and could be converted over to a year-round cow/calf operation.

Price \$4 Million.

The owner has 2 other ranches within a couple of miles of Long Coulee Ranch. The Golden Valley Ranch has 2,256 deeded acres in Montana and 1,937 deeded acres in North Dakota, of course the 2 pieces are contiguous and the Big Valley Ranch consisting of 6,700 acres and 1,760 acres State Lease. Both ranches have their own set of buildings and corrals as well as hay base. The 3 together would make quite a ranch located in extremely productive grass country and all well-watered. Included is a topo map showing all three ranches. More information available on our website. Price on all 3 would be \$14 Million.

Location: Approximately 16.5 miles north of Wibaux, MT

Acreage: 4,480 acres deeded
139 acres CRP
Runs from 10/01/2010 – 9/30/2020
Pays \$26.33/acres – Total \$3,657
270 Acres tame pasture
80 acres of hay ground

Water: 1 Electric well
Feeds 10-12 tanks
4 Windmills
1 Small reservoir, fair capacity
Solar Wells

Fencing: Fair to good 4 strand barbwire

Carrying Capacity: Present owner running May through December
250+ pairs

Mineral Rights: None

Improvements: 30x40 home, 2 bedrooms, 2 bath, built 1973
Wood deck
40x44 shop, built 1999, pole frame, insulated, dirt and concrete floor, electric service, 1 overhead door
24x48 barn, pole frame, dirt floor, electric services, 2 sliding doors, built 1990
Grain Bins,
Built 1965 Eaton Brand, 1,300 BU.
Built 1969 Columbian Brand, 2,100 BU.

Price: \$4 Million











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