

Golden Valley Ranch



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Golden Valley Ranch

Wibaux, MT

18 miles north of Wibaux, MT sets 4,193 deeded acres; 2,256 acres in Montana and 1,937 acres in North Dakota. Both pieces are contiguous of which 229 acres are hay base and 480 acres tame pasture. Great livestock water with 3 electric wells supplying a pipeline and many tanks. CS Creek flows through the property and is good livestock water. Fencing is 4 strand barbwire and is in great shape. The present owner has been grazing the ranch from May to December with 250 pair of cattle and not cutting any hay the past year. The ranch has a great set of improvements with a 3 bedroom, 1 $\frac{3}{4}$ bath home built in 1970, a garage shop built in 2004 with concrete floor, Quonset hut built in 1979. Livestock shed built in 2004 and corrals made of continuous steel pipe with electric water fountains. This ranch could be easily converted to a cow/calf operation. Great access on a County graveled road. Located in excellent grass country. Priced \$4 Million

The owner has 2 other ranches within a couple of miles of Golden Valley ranch. The Long Coulee Ranch consisting of 4,480 acres and the Big Valley ranch consisting of 6,700 deeded and 1,760 acres State Lease. Both other ranches have a set of homes, buildings and corrals as well as a hay base. The 3 together would make quite a ranch, all are in exceptional grass country and are well watered. Included is a topo map showing all 3 ranches. More information is available on our website.

Price on all 3 will be \$14 Million

Location: Approximately 18 miles north of Wibaux, MT
2,256 Acres deeded in Montana
1,937 acres deeded in North Dakota
229 acres hay land
480 acres of tame pasture

Water: 3 wells; all are electric
Some water from CS Creek
Short pipelines and tanks
Corrals have electric fountains

Fencing: Good; 4 strand barbwire

Carrying Capacity: Graze 250 pairs from May – December

Mineral Rights: None

Improvements: 26x42 3 bedroom, 1 $\frac{3}{4}$ bath, full basement home built in 1970
Propane Heat, No Air
Garage/shop built 2004
Metal siding and metal roof; metal siding on interior walls
2 10x10 electric overhead doors
1 14x14 electric overhead door
Electric services
27x36 Garage
36x36 Shop
40x80 Quonset built 1979
Dirt Floor
Electric Service
20 foot wide x 40 foot high double sliding door
30x80 Livestock shed built 2004
Open front pole frame
Dirt Floor
Overhead door on west end
Electric services
Corrals are continuous pipe steel
Electric fountains













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