
THE SPRING COULEE RANCH

Rapelje, Montana



For additional details, contact:

RICHARD L. GROSSKOPF

Broker / Owner

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

Office: (406) 248-3101

Cell: (406) 860-1512

Fax: (406) 248-1633

E-mail:

dick@montanaranches.com



Spring Coulee Ranch

LOCATION: Easily accessed by seven miles of Stillwater County roads off of paved Highway 306 between Columbus and Rapelje, Montana. Rapelje is 15 miles northwest and Columbus is 17 miles south.

Columbus is the County Seat of Stillwater County and is a full service community with K—12 schools, hospital, farm supplies, and services.

Billings, Montana's largest city, is 38 miles straight East of the ranch on county roads or 57 miles of pavement through Columbus. Obviously, the ranch has easy access to supplies and services that most of Eastern Montana lacks.

CLIMATE: Relatively low snow cover for a location with 4,400' to 4,800' elevation. Rainfall is 14 to 16 inches. Located in the center of the Chinook Belt. 110 to 120 day growing season.

IMPROVEMENTS: Modular, 2011, 3 bedrooms, & 2 baths. Propane forced air heat on a concrete foundation. 1,540 sq. ft. with an attached two car garage and a raised deck off the living room.

- ◆ Shop—24' x 40', high clearance
- ◆ Log Bunkhouse—guest house, unfinished, 32' x 24', partial loft.
- ◆ Several loafing sheds connected with wind breaks.



ACREAGE:

2,880 Total Acres
2,240 Deeded
640 State Lease—\$2,325.66 paid for 2017

- ◆ Includes 403 acres base acres cropland which is grass hay (retired CRP).
- ◆ Wheat Base—170.1 acres, 27 bushel
- ◆ Barley Base—114.8 acres, 36 bushel



WATER: 12 Springs with 11 developed. 13 gpm spring supplies water to the house and corrals. Two dams.

180 foot deep well with solar panel and pressure tank. Not connected to the pipeline.



TAXES: \$2,082 for 2016.

PRICE: \$1,300,000—Cash/1031 Exchange.

BROKERS COMMENTS: A very rare and honest small ranch—not over improved, but well improved.

The owner has entered into a wind energy contract. The company will have three years to review tests and complete construction, if feasible. Seven generators are proposed at \$7,000/year/generator.



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