

Bull Mountain River Ranch



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Bull Mountain River Ranch

Lavina, MT

Three miles southeast of Lavina, MT and 45 miles north of Billings, MT, and only three miles off the highway. The Bull Mountain River Ranch has been a cattle ranch in this family for 60 years and has never been offered for sale before. First and foremost a family cattle ranch, however it is also a hunters and trappers paradise, the ranch is a elk hunters dream with a heavy population of mature bull elk scoring up to and over 400 inch Boone and Crockett. Whitetail deer over 180 inches have been taken on this ranch also. There are mule deer, antelope, turkey, water fowl, bass and cat fishing. For the trapper, there is an abundance of coyote, bobcat and beaver. Moose, bear and lion have also been known to pass through. The ranch is in elk hunting district 590 (known for trophy elk) there is a 100 % draw for bow hunting and with the land owner preference you will yield a bull elk rifle tag almost every year. These elk can be "bumped" several times without them leaving the property thanks to the management of water and feed. The acreage is a contiguous 7,780 acres with two state sections of lease ground on the exterior corners and two 160-acre parcels that are non-contiguous. This allows great interior privacy on a total of 9,060 acres, with no public roads or any utility lines through this large block of land. There is three miles of Musselshell River front and one mile of Painted Robe Creek running through it.

The ranch has seven drilled wells, four of which are run on solar power, also five miles of buried pipeline, 15 stock tanks and a 10,000-gallon storage tank on a gravity flow system. There are also developed springs with tanks, small creeks and a reservoir. This developed water is the life of the cattle ranch and the secret to the elk hunting.

Property is mostly range and forest land, with hundreds of acres of improved land. There are 400 acres of dryland hay fields, three pivots that cover 120 acres irrigated and 30 acres flood irrigated land totaling 150 acres irrigated. The irrigated ground produces 3-5 tons/ac. grain hay and 3-5 tons/ac. of alfalfa hay with two cuttings. Dryland hay runs 1-2 tons depending upon the spring rains. This ranch is currently being managed under an Equip Contract for grazing and irrigation efficiency, and the plans were created by the Department of Natural Resources and Conservation.

The ranch will run 300 animal units year-round with enough feed for the elk, deer and other wildlife. There is a very nice set of improvements at the headquarters and a great little log cabin separate from the headquarters to be used as a spike camp for hunting.

IMPROVEMENTS:

1973 Remolded in 1991 three-bedroom, two bath home with finished basement and a two car garage

Newer three-bedroom, two bath home

60x24 ft. Shop, three overhead doors, cement floor with 10 ft. lean to off the one side. Insulated and heated. 32x14 addition on the side

80x40 ft. Quonset hut with cement floor. Used for equipment storage

30x28 ft. Metal sided barn with four horse stalls and a tack room

24x24 ft. Calving barn, metal shed

30x90 ft. Cow barn, metal sided

4 Grain Bins

The ranch is a rare find, the cattle production will take care of all your costs of running the ranch and give the owner the Best Elk Hunting in the state for no more cost then the initial purchase.

Priced at \$14,000,000



Elk Pictures

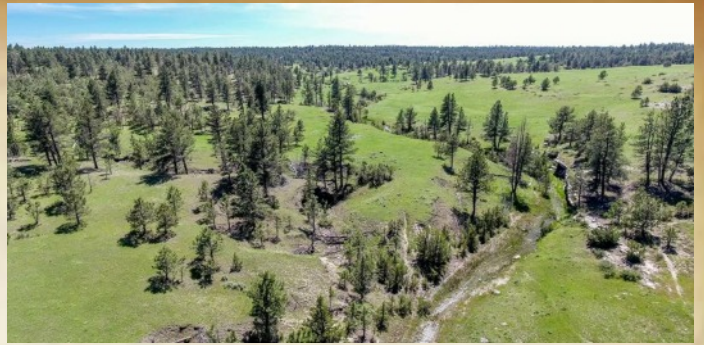




Deer Pictures







Spike Camp
Cabin



