

Clear Creek Ranch Red Lodge, MT



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Red lodge is the "Jackson hole" of Montana, with a major ski resort, quaint boutique shops and fine dining all that can rival Jackson hole, WY. And is a gateway to Yellowstone park. Just 3 miles north and east of red lodge on the east bench road, which is a school bus route and mail route, is a great 150-acre ranch. There is 30 irrigated acres of alfalfa/ orchard grass mix hay, 1st cutting produces 90 tons and 2nd cutting produces 40 tons. 40 irrigated acres of timothy grass hay producing 120 tons on 1st cutting and the re growth is used for pasture. Another 75 acres is ditched and could be irrigated leaving about 5 acres for the home, buildings and corrals. running the ranch with 70 acres irrigated hay and using the remaining 75 acres as dry land pasture the owner rates the ranch at 40-50 pairs depending on the spring rains .presently the ranch is used as a winter operation with 450 cows coming on in February , being hayed and calved out then going to grass in May. Another 250 to 300 pairs are bought back in October for weaning and shipping for 30 days. Water for the livestock is provided by clear creek which flows the length of the ranch north to south year around, 5 frost free hydrants and an electric fountain in the "calving pasture".

Irrigation is supplied by 150 miners inches of water from the pleasant valley water users association, of which the ranch owns 1436 shares of capital stock, at a cost of \$1866/ year. The whole irrigation is by gravity flow so no cost to irrigate other than the water users fee. All irrigation is by flood it takes about 10 days to go over the 40 acres with 6 sets and the 30 acres taking about 10 days with a few more sets. A new well was drilled in 2011 and is 100 feet deep pumping 25 gallons per minute using a 5-horsepower pump supplying water to all the buildings, the 5 hydrants, water fountain and the house. The ranch does not lack for water. Ranch is fenced into 4 pastures counting the hay fields with the fencing mostly new other than part of the east fence which is older but in great shape. Improvements are great we have a 2-bedroom 1 bath older farmhouse that the main floor was all updated in 2015, the upstairs is in the process of being remolded. House is small but very comfortable, gas and electric heat with a gas fireplace in the living room. 50x40 calving shed that is metal, 100x20 metal equipment building, 30x30 main "old" wood horse barn with a hay loft includes 5 nursing pens and a 2w head catch and a 15x15 bunk house with electric and wood heat. All the buildings and house have metal roofs, and all have electricity and water. An added plus is the hunting, although the ranch is only 150 acres in size there is still a population of white tail and mule deer, with upland game birds, ie sharp tail grouse, huns and pheasants. The main road, East Bench Road, is a school bus and mail route so are maintained by the county, your driveway of about 100 yards is your responsible.

This is a great well contained ranch in a wonderful location, a really rare find in today's market price reasonably at \$975,000.00.

Call Vanessa at 406-321-7004 for your showing or for more info.















