

# Drop Tine Ranch

## Melstone, MT



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Located 11 miles Northeast of Melstone, Montana on the crystal clear waters of the famous Musselshell River is the Drop Tine Ranch!

The ranch lies just a short hour and a half drive to Montana's largest city (Billings, MT 91 miles), and consists of 3,604 deeded, 878 BLM lease, and 1,280 State of Montana lease, for a grand total of 5,762 acres.



The ranch is watered by over 3 miles of the Musselshell River, 2 reservoirs, and a lush seasonal creek drainage.

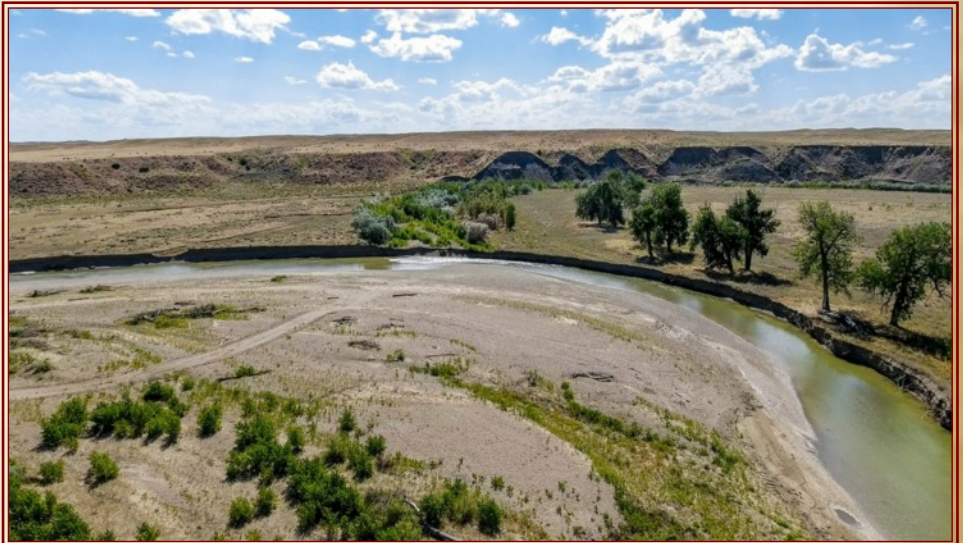






**The lush river bottom has plenty of cover and forage for a variety of species of wildlife and livestock.**

**The majority of the ranch sits on the east side of the river with about 550+ acres to the west. There are 2 gravel bottom river crossings, one by the ranch headquarters and the other at the water gap to the North.**







**White-tail deer typically cover the river bottoms, while the mule deer and antelope typically roam the upper pastures. Turkeys, pheasants, sage hens, other upland game and waterfowl also are present on the Drop Tine Ranch. There are fishing opportunities on the Musselshell River and many other recreational activities that can take place on these 5,700+ acres.**



**There are 2 Musselshell River irrigation water rights (74 acres). The owner currently doesn't have anything planted, but this would be a great opportunity for a new buyer to develop the land. FSA shows 213.06 acres of crop ground according to the 2020 program, but an aerial image shows around 700+ acres were farmed in the past. FSA has a cost share program that would help a new buyer drill some wells along the river and extend the water system. Wells along the river aren't too deep as they logically shouldn't be.**



**The present owner has been operating a horse breeding program on the ranch for the past 10 years. She runs 200 head of horses year round (feeding very little hay in the winter) and leases cattle pasture for 35 pair to the neighbor in the summer. She runs the horses on the river from late spring thru fall and rotates them into the big pasture for late fall/winter. For cattlemen, it would be safe to say this ranch would run 200+ head of cattle and make for a great grazing pasture with high protein eastern Montana grass. The rolling hills and draws will also provide protection to the livestock.**







**The buildings and fences seem to be in fair condition and the corral system is very usable. The ranch also has its own gravel pit and has sold over \$50,000 to the county with plenty left to sell. Easy access with 5 miles of county gravel road and the rest paved.**

**This is the lowest priced ranch in Montana and would make a perfect investment.**

**You can't go wrong at \$1,599,999.**



**Contact Tyler 406-491-3756 or [tyler\\_mullaney@hotmail.com](mailto:tyler_mullaney@hotmail.com) for more information.**