

An aerial photograph of a river winding through a lush green forest. The river is in the foreground, curving from the left towards the center. The forest is dense with green trees, and a small stream or tributary joins the river from the right. In the background, there are rolling green hills and a range of mountains under a clear blue sky. The lighting suggests it might be early morning or late afternoon, with a soft glow on the landscape.

# HEART K LAND & CATTLE CO.

Livingston, MT | 1,976 +/- acres  
\$24,950,000



A scenic view of a horse farm. In the foreground, several horses are grazing in a field of tall, golden-brown grass. There are two dark brown horses on the left, a small white horse with dark spots in the center, and a larger brown and white pinto horse on the right. In the background, there are large, leafy green trees and rolling hills under a clear sky.

## PROPERTY OVERVIEW

HEART K LAND & CATTLE CO. OFFERS ITS  
NEW OWNER THE IDEAL COMBINATION  
OF PRIVACY, CULTURAL VIBRANCY AND  
RECREATIONAL PURSUITS, LOCATED  
A SHORT FIVE-MINUTE DRIVE FROM  
LIVINGSTON, MONTANA.



**HEART K LAND & CATTLE CO.**

Heart K Land & Cattle Co. offers its new owner the ideal combination of privacy, cultural vibrancy and recreational pursuits, located a short five-minute drive from Livingston, Montana. Heart K is an oasis of understated elegance, unparalleled facilities and natural enjoyment.

**RIVER FRONTAGE**

With rugged Livingston Peak as a backdrop, the famed Yellowstone River forms the northern boundary of the ranch for over five miles. The Yellowstone River has been designated as a blue-ribbon wild trout fishery. The rich habitat also supports the full spectrum of wildlife including whitetail deer, antelope, turkey, waterfowl and upland birds.

**IMPROVEMENTS**

Further enhancing the property is an Owner's Residence completely remodeled to luxury standards and ideal for entertaining while still respecting the footprint of the original farmhouse. In addition, the River House, sitting directly on the banks of the Yellowstone River, offers a place to unwind and relax after a day out on the river or riding on the ranch.

**EQUINE EVENT CENTER**

There is also a \$15M equine event facility with a heated 148' x 242' indoor arena with a beautifully appointed owner's viewing lounge warmed by a fireplace and luxury accommodations. Also includes an attached 80' x 80' warm-up arena, 160 stalls, an adjacent outdoor arena and a commercial kitchen.

**RANCH OPERATIONS**

Heart K's ranching component supports 150 head of cattle year round. Substantial water resources provide over 690 irrigated acres under pivot. In addition, there are two ranch manager homes, outbuildings and cattle handling facilities.

**DEVELOPMENT**

The property offers an exciting development opportunity: The 300-unit Yellowstone Preserve that sits on 568 acres on the western portion of the ranch is already entitled and annexed into the city of Livingston.

**AIR SERVICE**

Mission Field Airport (LVM) accommodates private jet service and is minutes away from the main gate of the ranch. Commercial air service is 30 minutes away at the Bozeman Yellowstone International Airport.

**EQUESTRIAN EVENT CENTER****INFO@WESTERNRANCHBROKERS.COM****708 N ROUSE, BOZEMAN, MT 59715****406.589.4160**  
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THE YELLOWSTONE RIVER

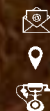




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THE OWNER'S RESIDENCE







THE RIVER HOUSE

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## EQUESTRIAN EVENT CENTER

Heart K Land and Cattle Co. also boasts a \$15M world class equine event facility featuring a heated 148'x242' indoor arena with attached 80'x80' warm up barn, 160 stalls, adjacent lighted outdoor arena, luxury owner's viewing lounge, commercial kitchen and 60 RV hookups.

Heart K Ranch is a regionally renowned equine venue and the current owner hosts numerous public events annually including horse sales, barrel races, cutting shows, reining shows, team ropings, AQHA shows and more. Equine events have been a consistent source of revenue for the ranch.



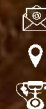




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# IMPROVEMENTS

THERE IS A BEAUTIFULLY REMODELED ORIGINAL FARM HOME WITH A RECREATIONAL RIVER HOUSE, MANAGER'S HOUSE, RANCH HAND'S HOUSE, OUTDOOR ARENA AND SEVERAL BARNs SET RIGHT ON THE BANKS OF THE YELLOWSTONE RIVER.





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MANAGER'S HOME





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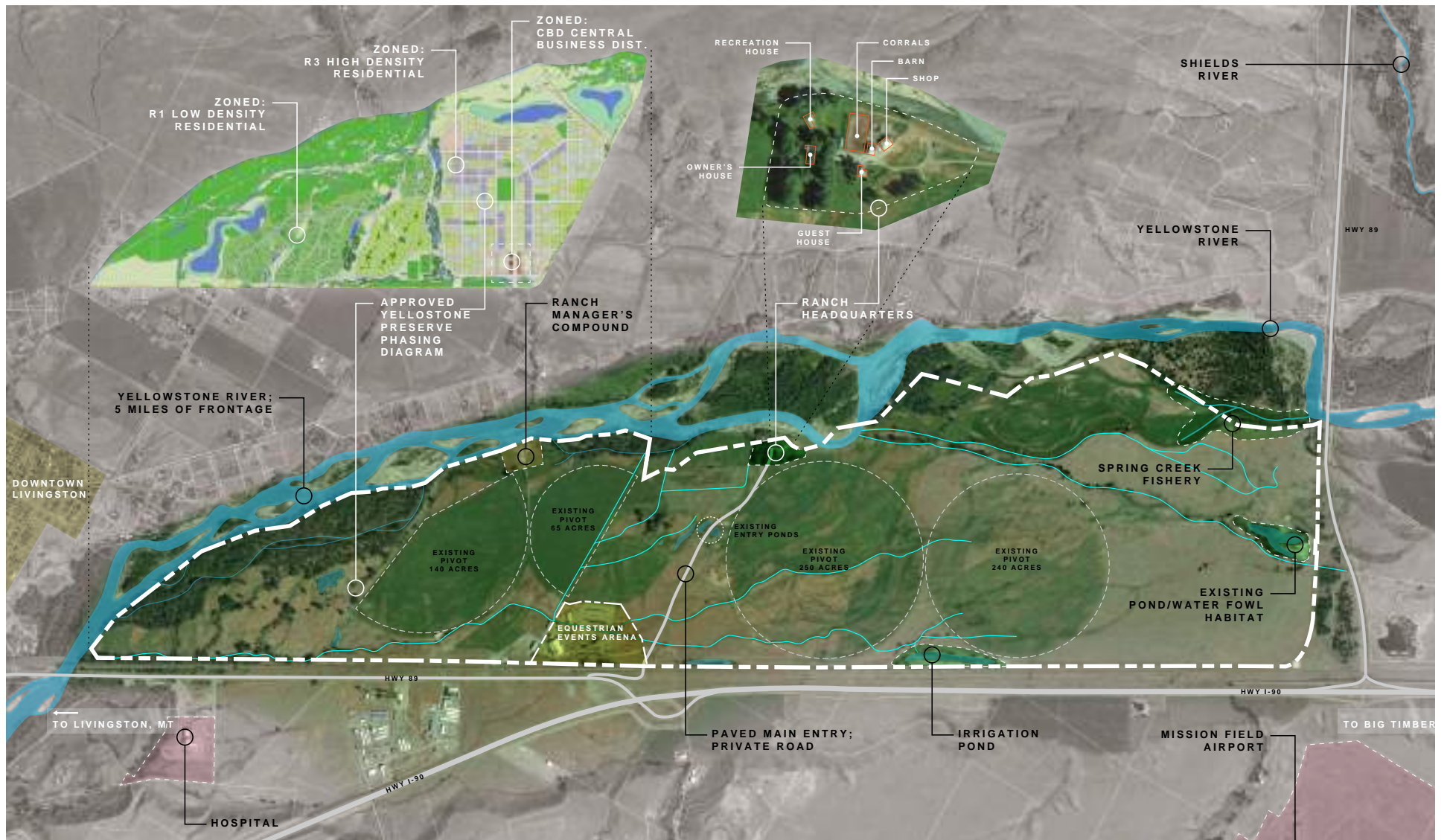
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## DEVELOPMENT OPPORTUNITY

The ranch is located 5 mins from downtown Livingston, which is well renowned for its western culture and charming atmosphere. The 300+ unit Yellowstone Preserve residential development is entitled by a preliminary plat approval that expires in September of 2022. This portion of the ranch is annexed into the city of Livingston and city water and sewer service lies directly adjacent to the ranch.





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## YELLOWSTONE RIVER FRONTAGE

 The famed blue ribbon Yellowstone River forms the north boundary of the ranch for some 5+ miles which coupled with the abundance of whitetail deer, turkey, waterfowl and upland birds solidify this ranch as a sportsman's dream. Heart K Land & Cattle Co. boasts substantial surface water rights which it uses to irrigate some 690± acres with 4 center pivots. The ranch has multiple ponds, a spring creek and the opportunity to develop significant wetlands and private fishing opportunities.

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## { W A T E R   R I G H T S }

Water rights are considered by many to be Montana's most valuable asset. In Montana, a water right is a piece of real property, registered with the state of Montana and The Department of Natural Resources and Conservation. Heart K Land & Cattle Co owns substantial surface water rights diverted directly from the Yellowstone River at a private headgate. Water flows from this headgate to collection ponds on the ranch where it is pumped and sprinkler irrigated using four pivots on 690 acres. Heart K Land & Cattle co is the only user on this headgate, they do not need leave in-stream flow to any downstream user. These water rights are an invaluable asset held by Heart K Land & Cattle Co and fully transferable to the new owner.

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## RANCH OPERATIONS

➤ Heart K Land & Cattle historically was operated as a beef cattle and hay production ranch. The current owner ran a sustainable and efficient cattle operation of 150 animal units on a year round basis. The ranch irrigates 690+/- acres with four center pivots. All four pivot fields are seeded in a grass/alfalfa hay mix and excess hay not needed for the ranch's cow herd is sold to local ranches with consistent revenue annually.

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LIVINGSTON, MT

HEART K LAND & CATTLE CO

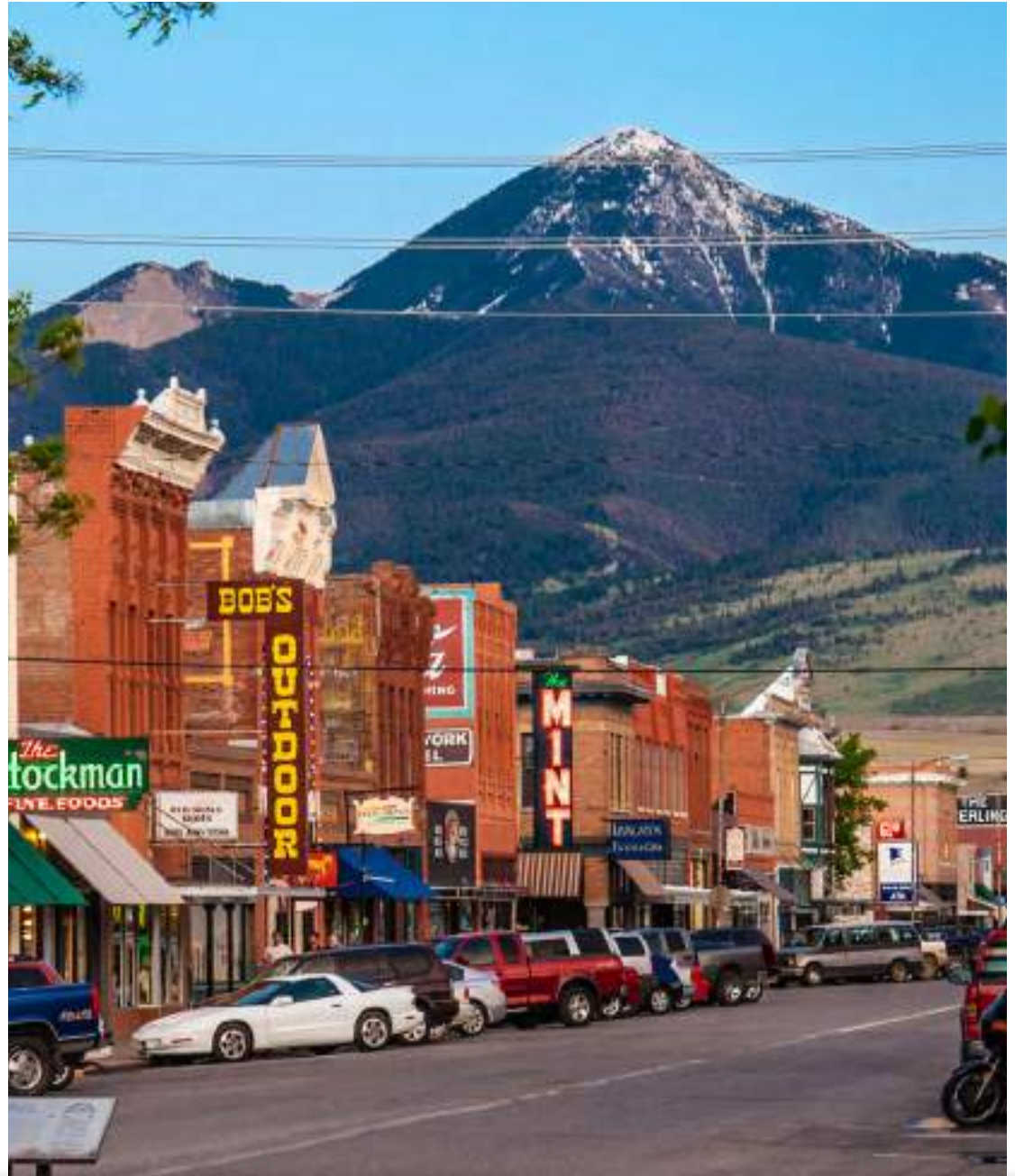


## THE COMMUNITY

→Livingston was the original Gateway City to Yellowstone National Park. Now it's where adventure, beautiful scenery and authentic friendly folk, from writers to ranchers, await you at the edge of the Yellowstone River. The town is surrounded by four beautiful mountain ranges that offer an abundance of outdoor activities year round, truly a sportsman's dream. Activities include fly fishing, cross country and downhill skiing, river rafting, hiking or exploring the many art galleries and restaurants in Livingston.

## FACTS

Population 7,529 (2017)  
Elevation 4,501 ft  
Average of sunshine 190 days  
Average High 84 degrees  
Average Low 34 degrees  
Average Rainfall 16 inches  
Average Snowfall 53 inches



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## YOUR LAND. YOUR LEGACY.

- Beautiful 1,976+ acres with views of Livingston Peak and Crazy Mountains in South West Montana
- 5 miles of the famed Yellowstone River, offering blue-ribbon wild trout fishing
- World class equine event center with a heated 148' x 242' indoor arena with a beautifully appointed owner's viewing lounge, lighted outdoor arena, 160 stalls
- Completely remodeled luxury Owner's Residence, with recreational River House, sitting directly on the banks of the Yellowstone River, two manager homes and outbuildings
- Development opportunity: 300-unit Yellowstone Preserve on 568 acres on the western portion of the ranch already entitled and annexed into the city of Livingston
- Supports 150 head of cattle year round
- 690 irrigated acres under pivot irrigation
- Expansive riparian area and wildlife habitat creates an abundance of wildlife including whitetail deer, turkey, waterfowl and upland birds
- Mission Field Airport (LVM) accommodates private jet service and is minutes away from the main gate of the ranch
- Commercial air service is 30 minutes away at the Bozeman Yellowstone International Airport

OFFERED @  
\$24,950,000

The information provided by Western Ranch Brokers for this property is subject to errors, omissions and is intended as a general guideline provided by sources deemed reliable. The accuracy of this information cannot be guaranteed and prospective buyers are encouraged to perform their own research. Offers are subject to prior sale, change or withdrawal without notice, and approval of purchase by owner.

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