



Montana-Wyoming West Ranch Brokerage

South Willow Creek Ranch

Musselshell County
Roundup, MT



Steve McIntosh

Listing Agent

(406)580-1048

smcintosh@montwyowest.com

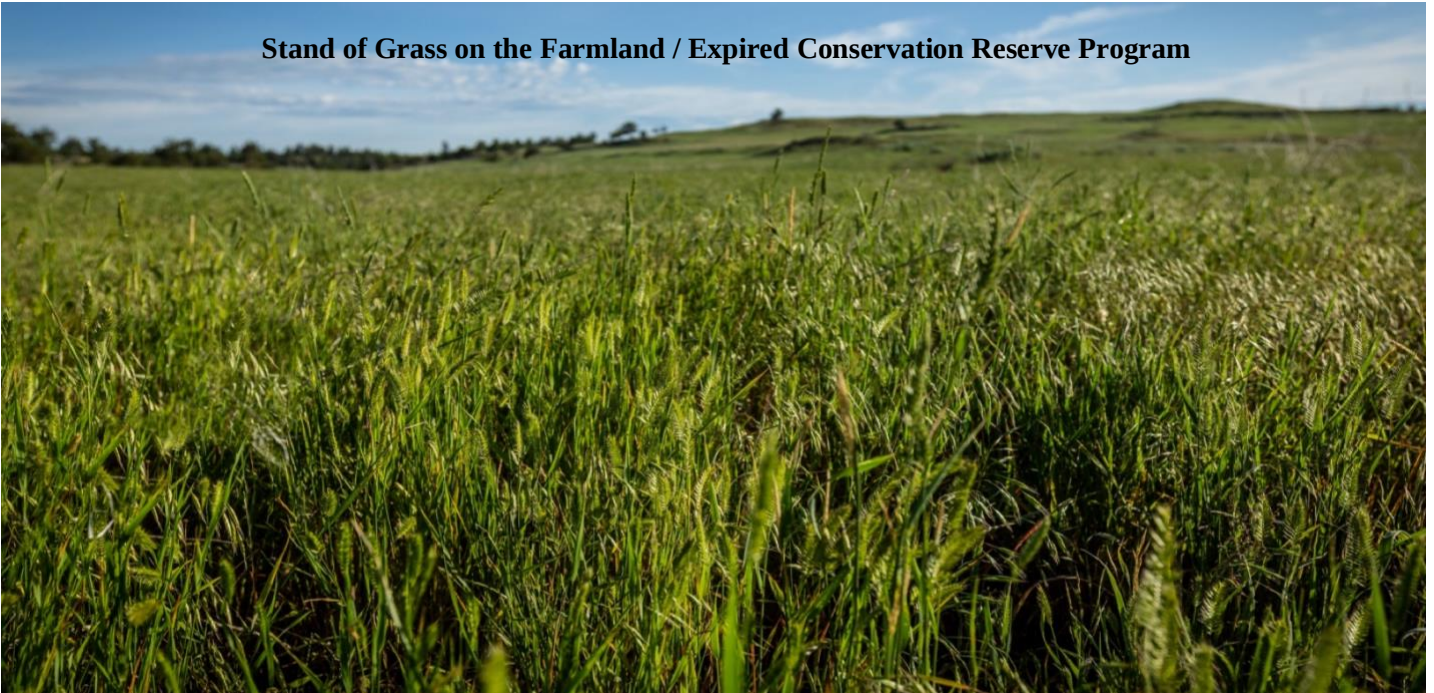
**Montana-Wyoming West
Ranch Brokerage**

912 Solita Dr. / Billings, MT 59105

Phone: (406) 580-1048

www.MONTWYOWEST.com

Stand of Grass on the Farmland / Expired Conservation Reserve Program



DESCRIPTION: South Willow Creek Ranch is a Highly Efficient, Minimal Input, and Productive property that is capable of fulfilling numerous roles as a Home for a Registered / Commercial Operation, Back-grounding / AI'ing Program, perfect facility for a Large Established Operation to center their Heifer Calving, Dryland Crop / Hay base, Recreational / Hunting Headquarters or a great place to get away from it all with amenities conveniently located just 5 miles away.

South Willow Creek Ranch, has 2,319+/- deeded acres, 2,479+/- total usable acres, with 1,657+/- acres of retired CRP and the balance in native grass. In 2017 a new well was drilled producing approximately 15-gpm of quality stock water. A very nice 50'X 60' shop/living quarters (with 2 bedrooms & 2 bathrooms) was just completed in January 2018, and efficiently laid out Barn and set of Corrals were completed in 2019, greatly complimenting the surrounding grasslands, making this a must-see property.

LOCATION: The property borders Highway 12 just 5 miles east of Roundup, Montana. Billings, Montana's largest city, is 44 miles south of Roundup. The Musselshell River wanders through the valley just south of Highway 12 at the foot of The Bull Mountains, providing breathtaking vistas as you look south from the Shop/House that sets atop the gentle bluffs to the North.





ACREAGE: There are 2000+/- contiguous deeded acres and 2,479.29 +/- total usable acres, of which 1,497 acres are retired CRP with exceptional grass cover. The Retired CRP has been cut for hay in previous years.



The NE4 of section 34 (160 acres) is all native grass and is an In-holding that has been used by the current and previous owners without any lease or rent.



The West 320 has a BLM trailing permit to access (2) times a year and has 160.03 acres of CRP that just expired on September, 30 of 2020. The Retired CRP, has a thick Stand of Grass with the remainder having a healthy Stand of Native Grass on the Hillsides and Bottoms.



The total amount of Retired CRP on South Willow Creek Ranch is 1,657.43 +/- acres.
Tract 1441 (160 acres) expired 9-30-2020 & **Tract 9844** (1,497.4 acres) expired 9-30-2017



The bottom ground next to the highway features 40+ acres that has grown alfalfa and put up approximately 1-ton/acre in good years.

There is no BLM or State Lease land on the S. Willow Creek Ranch. HWY-12 fronts the south boundary providing excellent access.

PRODUCTION: The farmland was once farmed, raising wheat, barley and a little alfalfa. It was then enrolled into the Conservation Reserve Program (CRP) and was grazed and hayed when allowed. After the

CRP enrollments expired, the Retired CRP and the rest of the acreage has been utilized as a Winter/Spring feed/calving base.

The current owners have utilized this property as their Winter feed base and Calving Facility. During the winter/spring of 2019-2020, they wintered/calved 309 cows, 9 bulls and 20 head of horses here from Nov 15, 2019 through June 1, 2020, leaving a solid stand of grass for the bumper crop of Grasshoppers Montana saw during the Summer.



The Expired CRP land has thick grass cover, and historically offers superb grazing up to 3-5 times that of typical native grass without competing with sagebrush and trees, leaving a highly efficient yield of grass. The ridges on the northern portions blow clean in the winter and have a healthy stand of native grasses.

THIS MAY BE THE BEST-VALUE GRAZING ON THE MARKET TODAY



Improvements: The South Willow Creek Ranch is teaming with Improvements that can only be described as Perfection, Clean, Organized, Well Thought-out and Efficient; this Ranch is waiting to go to work for you and allow you to spend more time being productive and leaving time to focus on projections and production.

The Newly Built (2018) 50' X 60' building has been perched atop the bench overlooking the Musselshell River Valley, yet is tucked nicely into the base of the highest hill providing shelter from the cool North Winter Winds and provides Vistas of the Bull Mountains draped across the Horizon to the South. This facility has a 2,100 +/-

sq. ft. Living Area featuring (2) Large Bedrooms, (2) Large Bathrooms, a Spacious Kitchen with Stainless Steel Appliances, (2) Living Areas, a Utility Room with stacked Washer/Dryer and (1) extra Fridge/Freezer. This spacious floorplan combined with its finishes, will please anyone who settles in. It offers a Blank Canvas for the new owners to build their Dream Home on numerous potential building sites on the property. Leaving this space to become a Guest House, Bunk House, Hunting Headquarters or Income Property. The building is well insulated with Propane as the main heat source, that utilizes a very cost-effective lease program for the tank.



The 43'x32' shop portion has (1) 15' & (1) 9' overhead doors (9' Door has a remote door opener) with plenty



of room to park a combination of Equipment, Vehicles, RV, Recreational Vehicles, Feed or Supplies depending on the Owner's needs. It also has a concrete slab poured for a Large Chest Freezer (Not included in Sale).





Efficiency & Safety, two standards that the current owners utilized to engineer their Barn / Corral system to allow for single person operation, either on foot or horseback, or high-volume production when multiple good hands are available. The entire system utilizes Heavy Duty 2W Livestock Systems “500” Series Panels / Gates, Crowding Tub and Alleyway that leads to the Silencer “Ranch” Hydraulic Chute featuring many add on features or the Hydraulic Calf Table. This system ensures Safety, Low-Stress, and Healthy handling for Cattle and Handler, keeping injuries/accidents at a minimum and focus on Productivity & Profitability.





The Barn/Working areas are well lit, allowing convenient day/night proficiency, supporting quick, efficient work during the calving season. The 40'x50' Barn is designed with (2) 10x12' overhead doors providing the ability for Streamlined Throughput & Maximum Efficiency. A 50'x24' overhang protects the Crowding Tub, Alley-Way, Silencer Hydraulic Chute and Work Area from the Elements. It is insulated on (2) walls leaving (2) walls open for additional wiring/configuration to the new owners liking, but currently offers enough warmth to take the bite out of the air on cold nights. (8) 12'x14' Calving Pens (Jugs) are perfectly set inside the barn, (1) is used as a tack room with man door access, (1) Health Centre / Maternity Pen with Squeeze Panel & Head Catch, & (6) available Jugs for busy days/nights. Safety was again the key to engineering the calving barn, utilizing 10-foot alleyways and 12-foot gates. This allows one-person operation with minimal risk, keeping sturdy gates between concerned mother cows & handler. Concrete floors & sawdust/straw provides efficient, dust/mud free clean up and sterilization to keep your herd dry, happy & healthy.





Feed Silos:

- Amber Waves 1410 - Drive Under - 1,160 Bushel (24-28 ton of cake) - Near Shop
- Amber Waves 1010 - 484 Bushel (17 ton of 55lb mineral -or- 17 ton of cake) - Near Barn / Corrals





WATER: The seller drilled a new well in 2017, which pumps approximately 15-gpm of quality stock water. Water is piped to a large stock tank on the bottom ground servicing the Barn/Corrals/Bottom Pasture and is also piped to a cluster of (3) large stock tanks, one-mile north of the well which service the NE / Middle Pastures. There are (10) filed water rights.



(5) of the (6) total Reservoirs do not typically hold water for extended periods of time, though depending on moisture levels, can provide extended watering. On good rainfall years, The Large Main Reservoir typically holds water most of the year.



On the bottom, there is a weak artesian well putting out approximately 2-gpm into a cement stock tank, complementing the other (4) large water tanks that provide year-round watering.



WILDLIFE / HUNTING: The property has exceptional viewing/hunting opportunity as Mule Deer, Whitetail Deer, Pronghorn Antelope and Elk roam through the area. Ducks, Canadian Geese, Upland Game Birds, and Sandhill Cranes also make frequent visits to S. Willow Creek giving additional opportunities. There are (2) Small Prairie Dog towns that are on the property that could easily be thinned out for Grazing / Farming purposes or managed to provide ample practice for the Recreational Shooter / Hunter.



Not only does the South Willow Creek Ranch offer great hunting and recreational opportunities within its borders, but also is surrounded by approximately 10,000 +/- acres of BLM/State lands directly adjoining the property, linked-together giving additional foot access hunting/recreational purposes. This area is also Rich with additional BLM/State/Block Management Program access for the Avid Outdoorsman / Recreationalist with an estimated 80,000-100,000+ acres of additional public land within 30 miles of the South Willow Creek Ranch.

The Property lies within the Elk/Deer/Lion & Antelope Region 530, known to hold trophy caliber animals for all species.





FISHING: The Musselshell River, one of Montana's hidden treasures, lies just across the Hwy 12 and offers a variety of species of fish. The upper stretch of the river, from Harlowton up to Martinsdale, is the cooler, freshwater portion that provides pockets of Brown, Rainbow and Brook Trout with a ration of Whitefish to keep you busy for the day. Be sure to stop in at Martinsdale Reservoir and enjoy a day catching trout or take your chance at Roping a 40-50" Tiger Muskie or Kokanee in Deadman's Basin, one of Central Montana's favorite boating / recreational lakes. Around the Harlowton area, the water warms and the downstream portions of the river near Melstone, MT hold vast amounts of Smallmouth Bass, Sauger and Giant Catfish that can break the 10-pound mark. Relaxing afternoons, low pressure and unique species lay just an adventurous drive and a cast away.

RECREATION: Don't forget the many opportunities to Hike / Bike and ride ATV/UTV's on the Ranch or in the surrounding areas. With off-road trails on much of the Public Land and National Forest in the Nearby Snowy Mountains and North to the Missouri River Breaks, you'll find adventurous / scenic, hikes/drives/rides waiting for you. An outdoor enthusiast could park their large RV inside the shop, use ATV's stored off-season locked in the building and stay in the living quarters.



ATV / UTV Ride in the Mountains on one of Montana's many Forest Service / BLM Trails

LOCATION & SERVICES:

Roundup, MT (population 1,850) - 5 Miles

The County Seat of Musselshell County offers many amenities and lies 5 miles to the West on Hwy-12. It is home to multiple Restaurants, (2) Grocery Stores, (2) Gas Stations, a Hardware Store, an Implement Dealer, Bars, Churches, and Class "B" Roundup High School.

"Pine Ridge Golf Course" is a well-designed and challenging 9-hole course and just across the road is the Roundup Sportsman's Association Shooting Range. The Roundup Sportsman's Range has an Archery Range that winds its way through a coulee, a Trap area for shotguns, a 25-yard range for sight-in and rim-fire, a handgun range and 100 & 200-yard rifle range.

Roundup Airport - KRPX (Elev. 3,490') Runway Dimensions: 5099 x 75 ft. / Asphalt, in good condition Fuel Available 24/7 Credit Card Self Service: Grade 100LL Gasoline / Jet A-1 freeze point -50C

Billings, MT (population 109,577) - 52 miles

Billings is the largest City in Montana and offers extensive services, has two major hospitals, as well as a wide variety of shops, restaurants, breweries, museums, a zoo, major theaters (8) golf courses and event centers bringing in top performers.

Billings Logan International Airport (BIL), the largest commercial airport in Montana, is located only 87 miles from the Resort. It offers services from multiple major airlines and direct flights to many larger cities including Dallas, Denver, Minneapolis, Las Vegas, Portland, Salt Lake City, Seattle, and Phoenix. For current flight schedules, please visit www.flybillings.com.

(BIL) is also home to Edwards Jet Center and offers FBO services including aircraft parking, hangar, fuel, maintenance and charter services. www.edwardsjetcenter.com

ELEVATION: 3,132 ft-3,448 ft.

MINERALS: All of Seller's minerals transfer to the Buyer at closing. The Seller may own no minerals.

ANNUAL PRECIPITATION: 13-14 inches average

PRICE & TERMS: \$2,750,000

COMMENTS: A combination of the Spectacular Improvements and seemingly endless Meadows of Grass, makes the South Willow Creek Ranch a great Home for a Registered Operation, Commercial Herd, A.I.'ing Program or a great place for a Large Established Operation to center their Heifer Calving. A Hunter / Outfitter could headquarter here and hunt this Large, Wild area of Montana. A Farmer could possibly farm these flat productive areas for crops or utilize as a productive hay base.

Cell phone service is available on most portions of the ranch, providing reliable convenient communication and additional safety. Satellite / Wi-Fi are also available.

Peaceful, Country Living doesn't get any better: Privacy, Wildlife, Quality Improvements, Minimum Neighborhood Crime and Rural / Small town quality of life. There is easy access to Billings, Montana's largest city, with extensive shopping, great medical hospitals, and Logan International Airport. The new 50'x60' Shop/House, 40'x50' Barn / Corrals, new Productive Well, Direct Access to US Hwy-12, being only 5 miles from Roundup, this property has many options. The Improvements and Reseeded Grass are spectacular, Come take a Look!

MONTANA - "the way it always was"

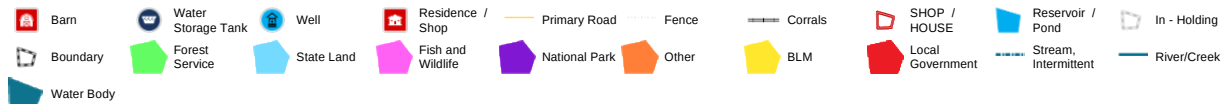
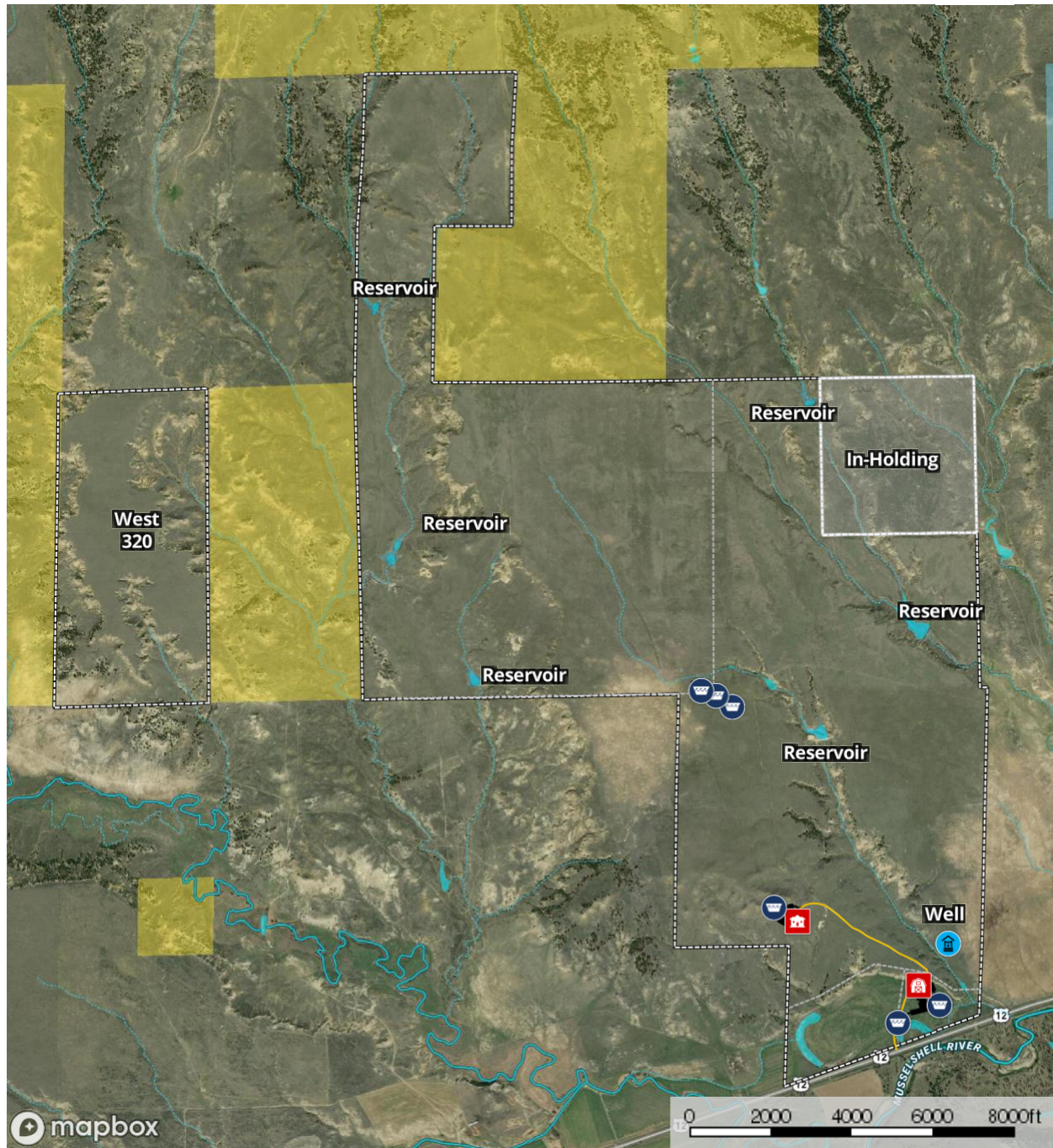
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*** All information is from sources deemed reliable, but cannot be guaranteed as accurate. Prospective buyers are encouraged to research the information to their own satisfaction. Any offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of seller. Water Rights are subject to the Montana Water Court. ***

South Willow Creek Ranch Maps

Mapfish Print - d55cf18d-a07b-4b12-a05e-8f5c11bbaaf3.pdf
Musselshell County, Montana, 2319.29 AC +/-

<https://mapright.s3.us-east-1.amazonaws.com/public/mapfish/maps...>



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