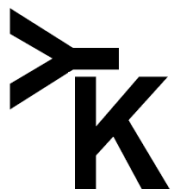


Lazy Y K Ranch on the Tongue River

Ashland, Montana



14,565 Deeded Acres + 2,579 Lease = 17,144 Acres

\$13,995,000



Offered Exclusively By:
Sonny Todd Real Estate
 301 West First Avenue, PO Box 828
 Big Timber, Montana 59011
 Office: (406) 932-1031



Logan Todd
 (406) 930-3673

Lazy Y K Ranch on the Tongue River



Hands down one of the most recreationally and agriculturally diverse ranches in Montana.

Once described “as much of a farm as it is a ranch” speaks to a variety of investors. It has been said melons, corn, and even soy beans could be grown in this area. Seven pivots, with the ability to add more, combined with one of the longest growing seasons in the state and adequately watered pastures is all a person can squeeze into one property. The owners have historically stocked this ranch with over 500 mother cows plus 100 heifers and over 100 yearling bulls.

Huge bull elk, monster mule and whitetail deer, and gaggles of pheasants and waterfowl will keep the recreationalist busy for years to come.

The improvements are modest but have housed the owner, a hired hand and guests at the lodge very comfortably. Two cattle working facilities at each end of the ranch allow for convenient livestock handling.

The Tongue River, a tail water, runs through the ranch for 7 miles. Not only providing constant, ample irrigation and stock water but also home to a variety of fish species including small mouth bass, catfish, and even walleye!



DESCRIPTION:

Acreage:

14,565+/- Deeded Acres

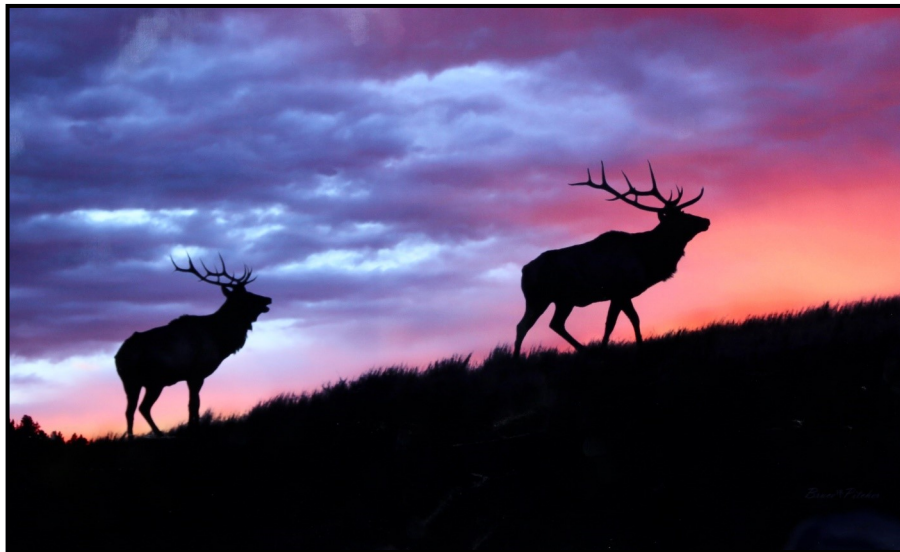
1,887+/- BLM Lease

692+/- State Lease

17,144+/- Total Acres

Elevation: 2,800' -3,300'

Taxes: \$6,081 (2019 est)







Montana

Grandpa Sonny Todd's Real Estate Editorial

We believe Montana is the "Best Last Place." Montana plays in our minds that mythological West that all Americans love. It is the home of real legends, with real places and real people. It was a horn of plenty for the Native Americans, with prairies full of fat buffalo and clear mountain streams overflowing with trout and beaver. Montana evolved from the wilderness through the efforts of mountain men, gold miners, sturdy pioneers, as well as through a bloody struggle between competing cultures. Law and order came to the Montana Territory by the gun and hanging tree. It was Vigilante verses Outlaw, and often it was a fine line that separated the two. Montana is the West, home of the Cowboy and Cowponies, and endless horizons.

Montana is the land of snow-capped mountains, pristine wilderness areas, sparkling rivers and streams, and golden wheat fields all under 'The Big Sky.'

Welcome to "*The Best Last Place*," Montana.

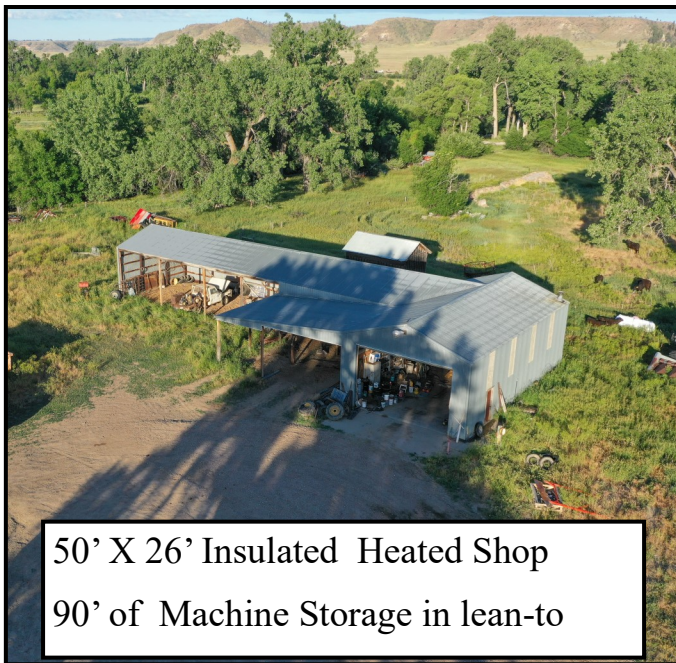






Main Home:

- 2,030 sq. ft.
- 3 bed 2 bath
- Gas Forced Air; AC
- Built in 1954
- Full Basement
- Bunk House
- Barn
- Updated siding
- Remodeled bathroom



50' X 26' Insulated Heated Shop
90' of Machine Storage in lean-to



House # 3 - Manager/ Hired Hand House
3 bed/ 2 bath double wide - 1998 Model



The "Lodge":

- 2 bed 2 bath
- Loft
- Well insulated
- Geo-Thermal type heating
- Built in 2002 Full Basement
- Wrap-Around Deck



Water & Mineral Rights: Owners will transfer owned mineral rights. All water rights appurtenant to subject property will transfer subject to all decisions of the Montana Water Court Adjudication proceedings.

LOCATION:

Lazy Y K RANCH: Located just outside of Ashland, Montana, this ranch has the splendor of the Big Sky like a scene right out of a Charlie Russell painting. Broadus, Montana is about one hour to the east; Miles City, Montana sits just a little over an hour to the north; Billings, Montana is a little over two hours to the west; Sheridan, Wyoming is to the south a little over two hours.

ASHLAND: Ashland is a small agricultural town approximately 72 miles south of Miles City, MT. Ashland is division headquarters for the Custer Gallatin National Forest, and it is possible that the name comes from the abundance of ash trees. The Ashland area boasts several activities and locations of special interest, including: A historical buffalo jump, burial sites of Indian chiefs, Custer's last camp before the Battle of the Little Bighorn, the Cheyenne Indian Museum, Ten Bears Gallery, St. Labre Indian School, and the Ashland Powwow.

BILLINGS: Located approximately 140 miles to the west, Billings is the center of Montana's livestock industry. The International Airport in Billings is presently serviced by 5 majors airlines. Billings has two of the finest medical facilities in the northwest. Shopping, fine dining, theater and the arts make Billings the true hub of Montana.

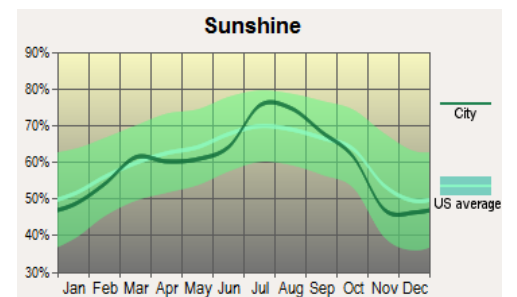
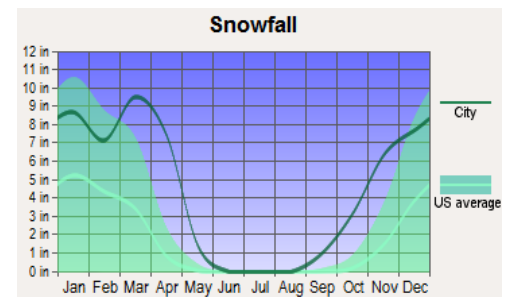
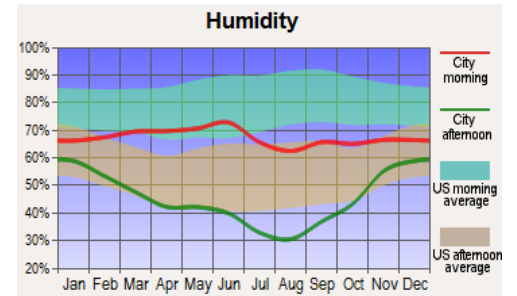
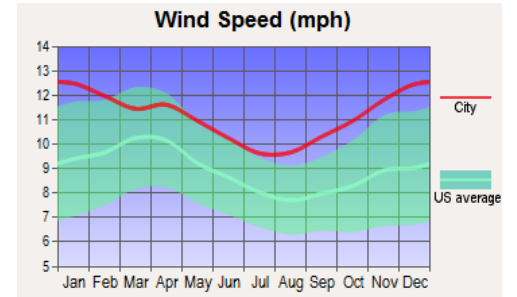
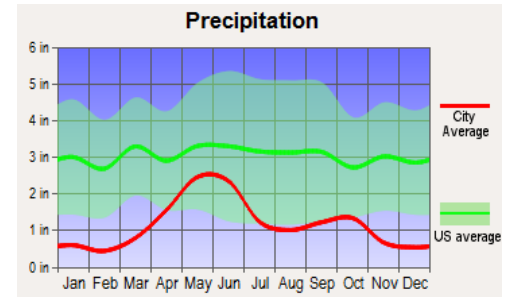
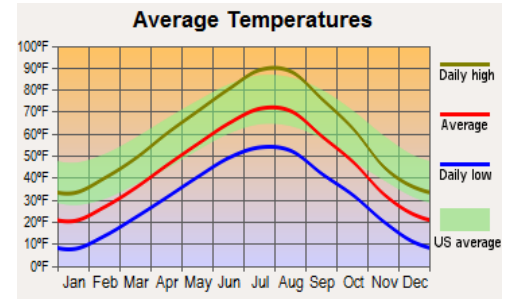
MILES CITY: Miles City, just 58 miles north, is a ranching community steeped in western history. Miles City remains a true 'Western' town with vast stretches of plains and badlands that branch out in all directions. The Yellowstone and Tongue rivers flow unblemished in long sections. Once the horse trading and livestock center of the country, Miles City still has weekly livestock auctions, and once a year puts on the Bucking Horse Sale for rodeo stock buyers and breeders.





Average Climate for Ashland, MT

Based on data obtained from city-data.com





Broker's Note:

Big open skies, with the clouds right off a Charlie Russell painting. The ranch has consistent abundant water and grass as well as irrigation to grow a variety of crops and feed. Cattle country with the full array of Montana recreational opportunities. Seldom do you see a ranch with such admirable agricultural abilities with the opportunity at Boon and Crocket animals. The improvements are functional, in good-shape, and well built. The terrain with good cover for the summer and the ability to rotate the cattle when the time is right to the less treed pastures in the fall is just one of the many production assets this ranch has. Hard grass, cow country at it's finest. Come join us for a tour of the Lazy Y K ranch on the Tongue River in "The Best Last Place".

PRICE: \$13,995,000

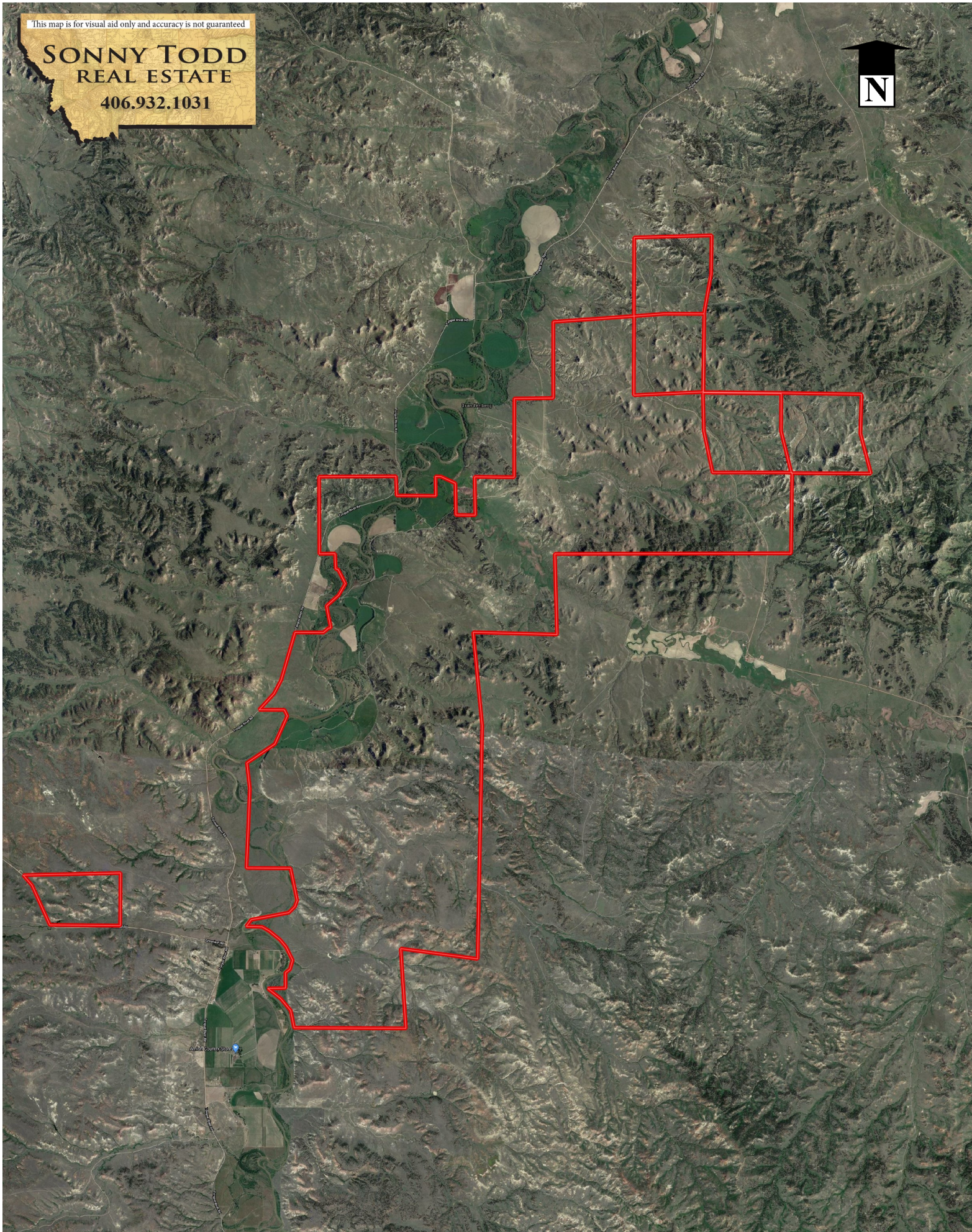
TERMS: Cash

Notice: The data contained herein was obtained from the owner and other sources deemed reliable, but is not guaranteed by agents. Prospective purchasers may be asked to provide a financial reference prior to a showing and are advised to examine the facts to their own satisfaction. This offering is subject to change of price and terms, lease, prior sale or withdrawal from the market, without notice.

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Lazy Y K Ranch to:

Miles City, MT - 1 Hour 15 Min. North (58 Miles)

Broadus, MT - 1 Hour East (60 Miles)

Sheridan, WY - 2 Hour South (102 Miles)

Billings, MT - 2 Hour 15 Min West (140 Miles)

