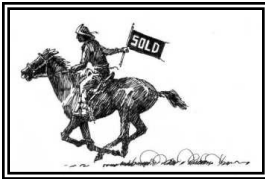


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# ***Rocking LB Ranch***

***Lavina, MT 59046***

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**For additional details, contact:**

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## Rocking LB Ranch

The Rocking LB Ranch is a nice sized manageable property with so many usage options. An excellent balance of grass, rolling hills, timber, and sandstone covered drainages, improved pasture with intermittent farm ground (CRP). Plus, the one thing that all livestock and wildlife need—WATER! The ranch is perimeter fenced and cross fenced. Views of the Big Snowy Mountains to the north and the Crazy Mountains towards the west makes you realize you are in the Heart of Big Sky Country.

**LOCATION:** The Rocking LB Ranch is located 35 miles Northwest of Billings, Montana, in Golden Valley County. The ranch can be accessed off MT Highway 3 to the west or Buffalo Highway to the east.



**AREA FEATURES:** The ranch is only minutes away from Montana's largest city, Billings with superior air service, two major regional hospitals. Billings has one of the largest trade areas in the United States. The recreation is unlimited and at your fingertips not only on the ranch itself but throughout Montana's State and National Parks, forests and waterways.

**ELEVATION:** 3,600—3,850 feet.

**CLIMATE:** The Rocking LB is in a temperate climate for Montana within the Chinook belt. Annual rainfall is between 12-14 inches.

**ACREAGE BREAKDOWN:** 527+ Acres Total with 80.68 Acres in the CRP Program. Current contract through September 30, 2023.

**WATER:**

- ♦ Livestock well
- ♦ Live Spring-fed livestock tanks with run off to reservoir.









**POWER:** Available

**MINERALS:** All minerals in which the Seller owns—will convey.

**WILDLIFE:** Elk, mule deer, antelope, and upland game birds.

**TAXES:** \$256.01 for 2021.

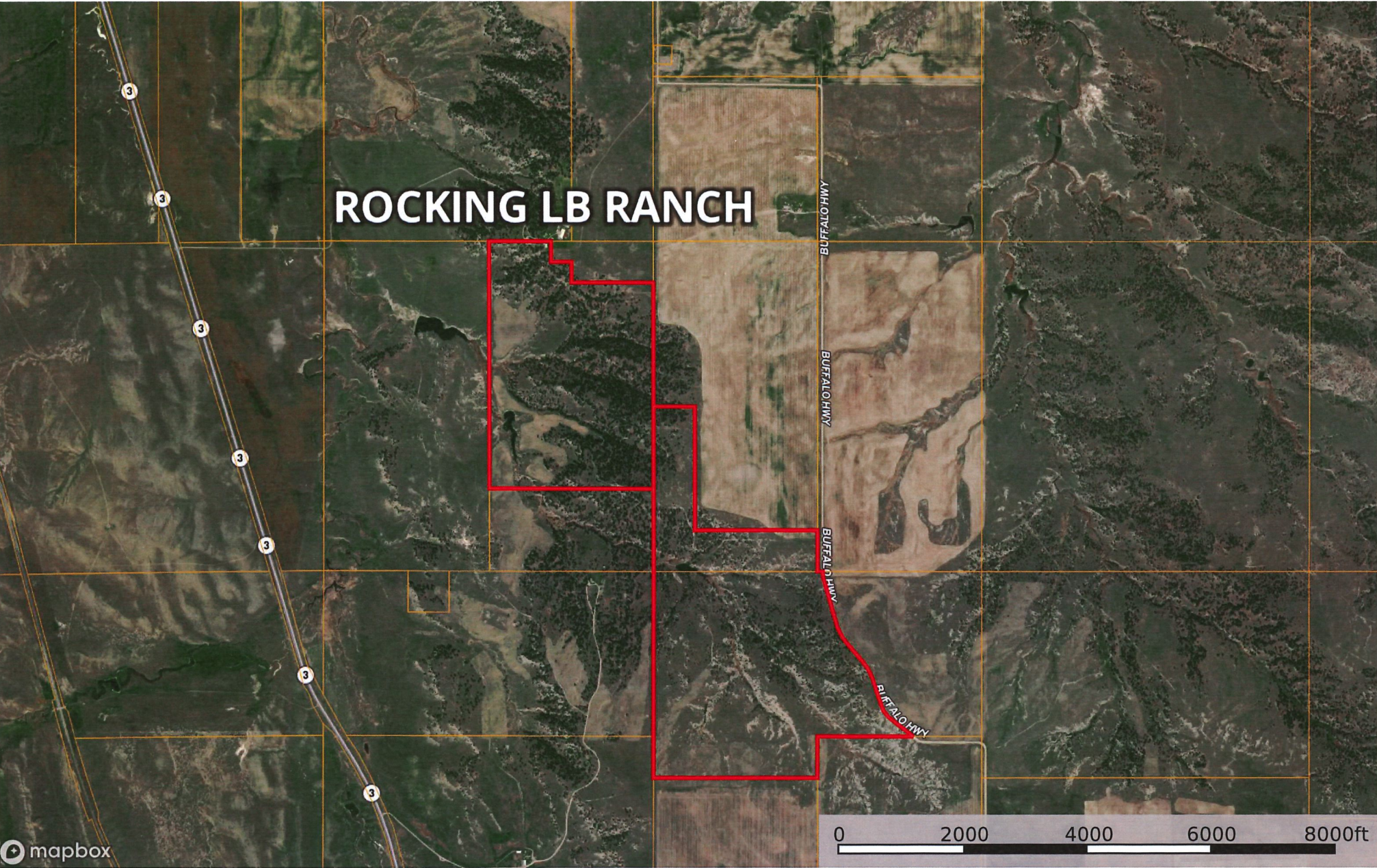
**PRICE:** \$1,028,500.00

**BROKER COMMENTS:** This property has been well cared for, abundant grasses, timber, and water making fantastic cover for livestock and wildlife alike. I have covered this property on horse back. While doing so I came across Bull Elk and mule deer. With diverse terrain throughout the ranch, the property has a larger feel. Don't miss out on this one of a kind ranch in Montana—The Last Best Place!



**NOTICE:** The information contained herein has been supplied by the owner to LANDMARK REALTORS and/or compiled by LANDMARK REALTORS from other sources believed to be reliable. All information contained herein is not guaranteed to be accurate, and the reader of this brochure should independently verify all such information, particularly the number of acres involved, the classifications of those acres, carrying capacity, estimates of production or yields, water rights, etc.

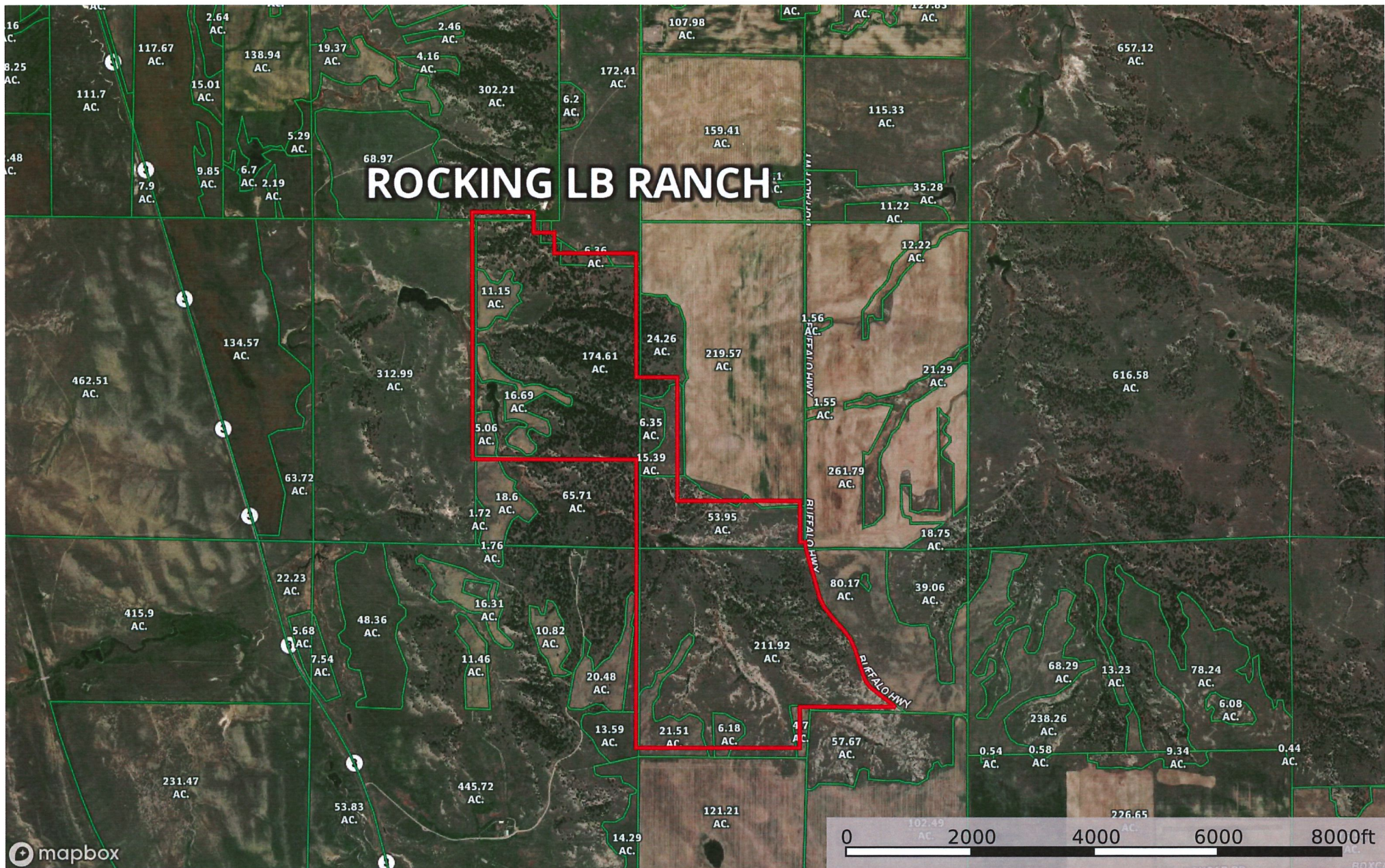





 Boundary



Montana, AC +/-

 Boundary

Scott Grosskopf

 The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.