

O-N RANCH

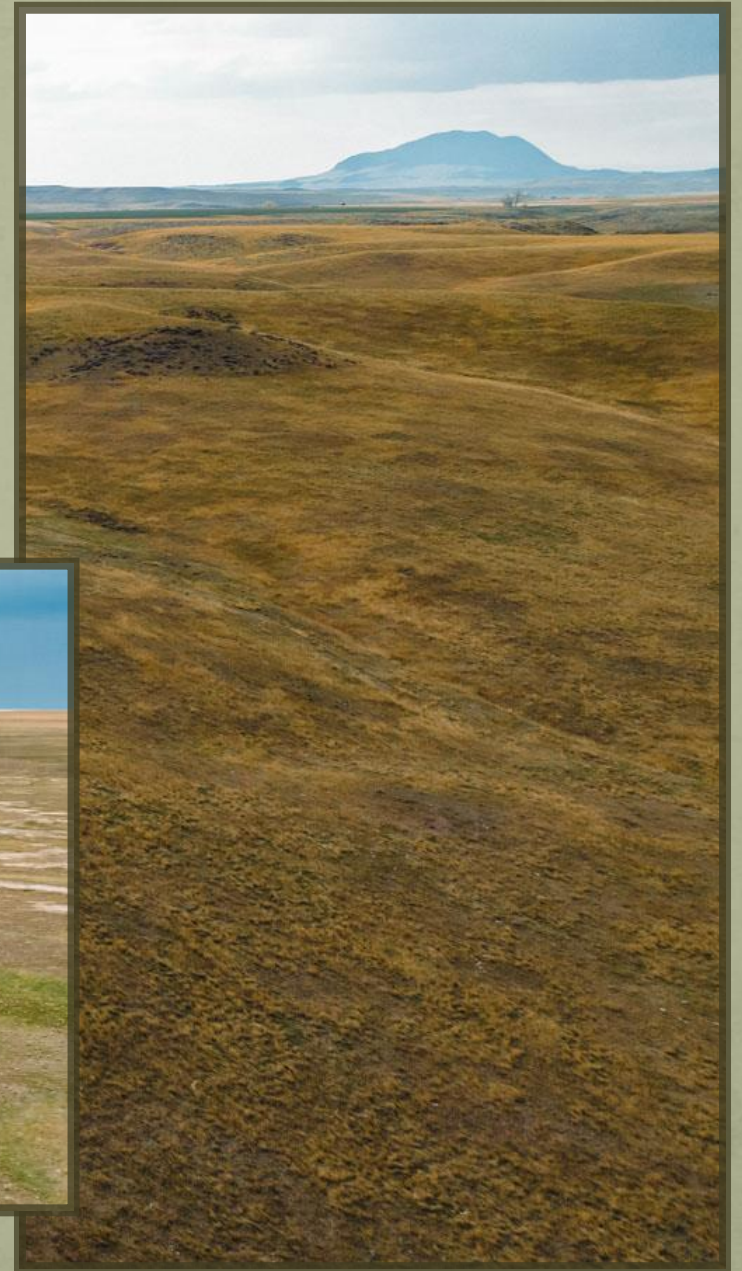
Roy, Montana - Fergus County
Offered at \$900,000

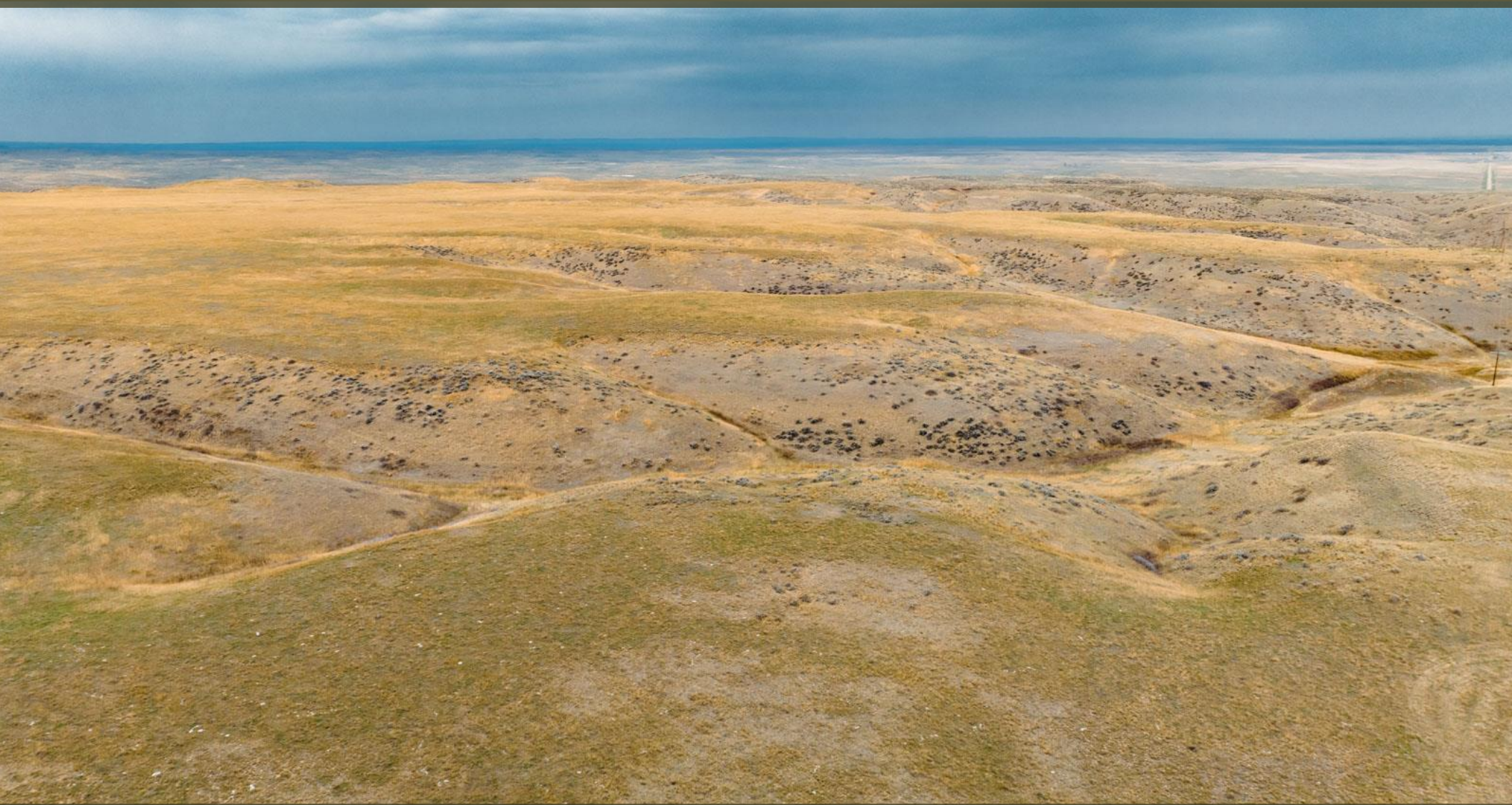


PHILLIPS REALTY
PACKAGING MONTANA FARM & RANCH PROPERTIES SINCE 1982

Quick Facts

- 701 deeded acres and 160 State lease acres
- 7 miles Northeast of Roy via Cimrhakl and Buffalo Roads
- 548 acres Tillable on deeded plus 109 acres on State
- In the past tillable has been in CRP, Grain, and Hay.
- About a mile of Box Elder Creek on the State and Deeded Lands
- Good project for Sharptails, Huns, and Pheasants!
- Offered at \$900,000





Location

The O-N Ranch is located 43 miles northeast of Lewistown (39 miles by highway and 4 miles country gravel). The property is also 7 miles east of Roy which has a K-12 school, grocery store, tire/gas store, and other essential county services. The Ranch is on the south edge of the Missouri River Breaks and the 417 Hunting District which are known for its Elk and other wildlife populations.







Ranch Information

Size / Farm Service Agency Data: There are 701 deeded acres and 160 state lease acres. Farm Service Agency indicates in the past 548 acres have been tilled on the deeded and 109 acres tilled on the state lease. In the past these lands were in a variety of CRP, grain, and hay and recently have been used for grazing.

Improvements: Buildings include grain storage, shop with concrete floor, and a garage. The location of the improvements is on the State Lease.

Water: Sources of water include reservoirs and Box Elder Creek.



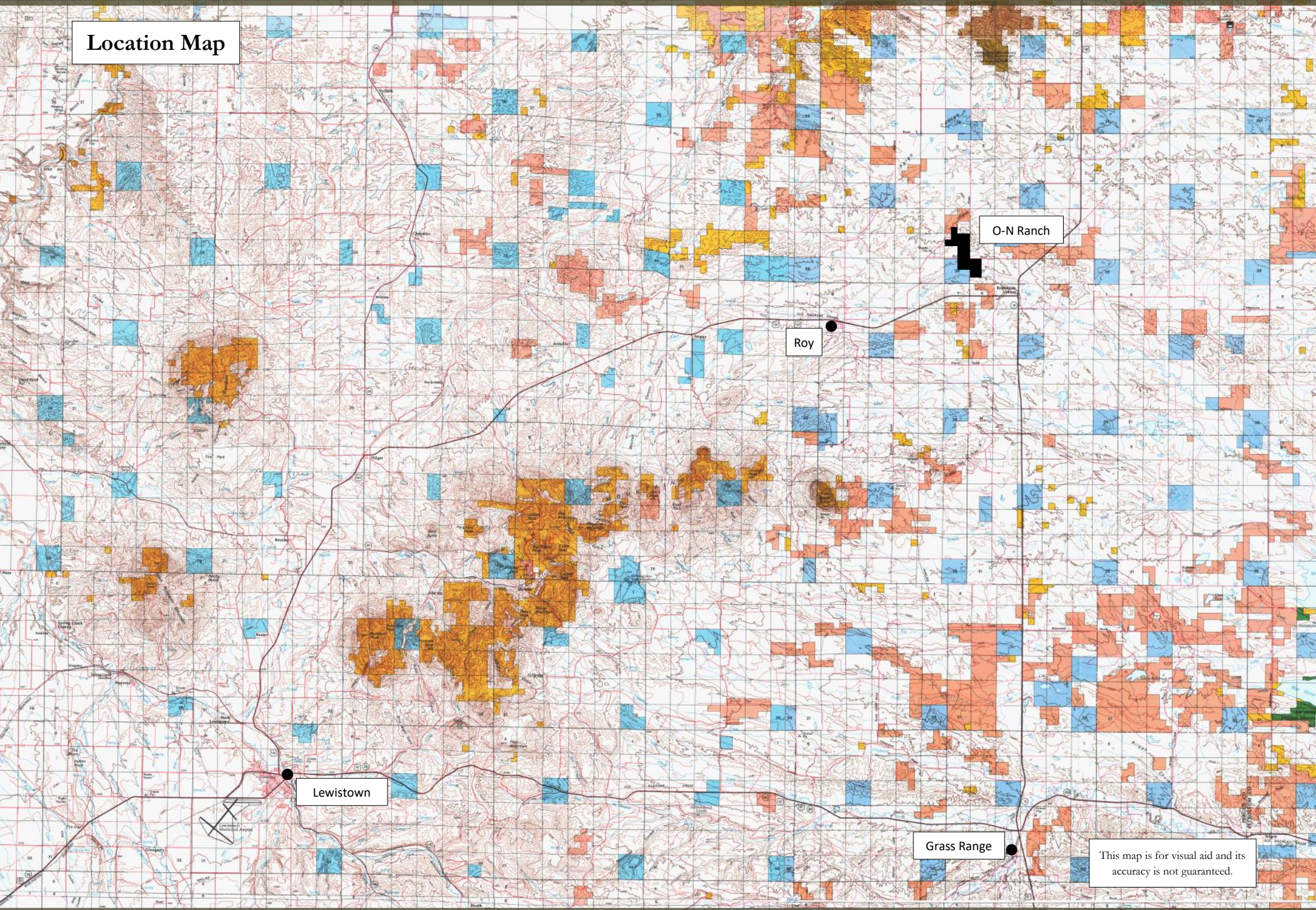


Comments and Price

The O-N Ranch is full of opportunity to become wildlife rich. The existing cropland, riparian area around Box Elder Creek, rolling hills, and reservoirs the ranch has a solid habitat foundation. Reintroducing the property with alfalfa and small grains would boost bird and deer numbers quickly. This is a great property with a lot of potential for the operator or outdoorsman. The O-N Ranch is offered at \$900,000.



Location Map



Lewistown

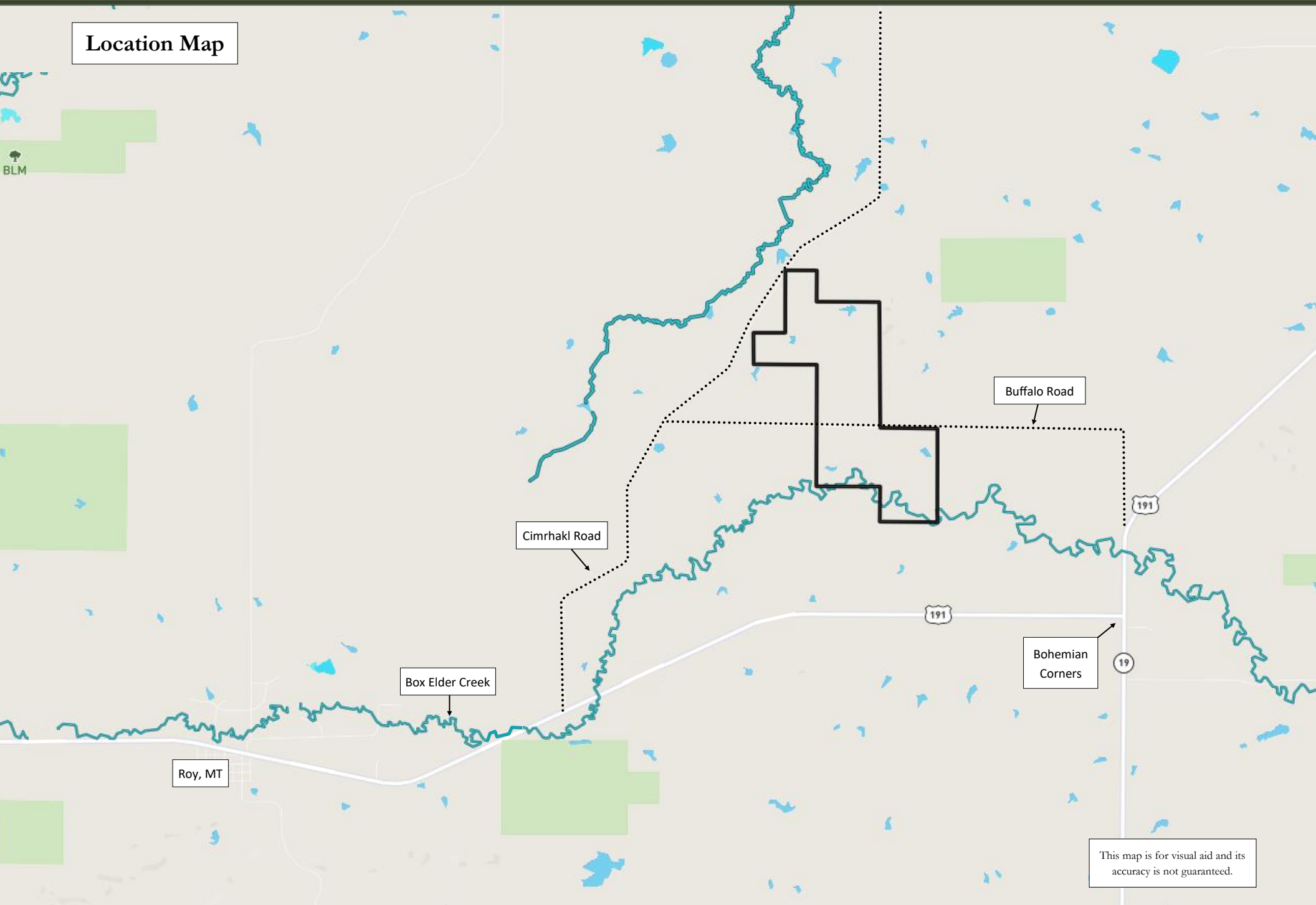
Roy

O-N Ranch

Grass Range

This map is for visual aid and its accuracy is not guaranteed.

Location Map



Roy, MT

Box Elder Creek

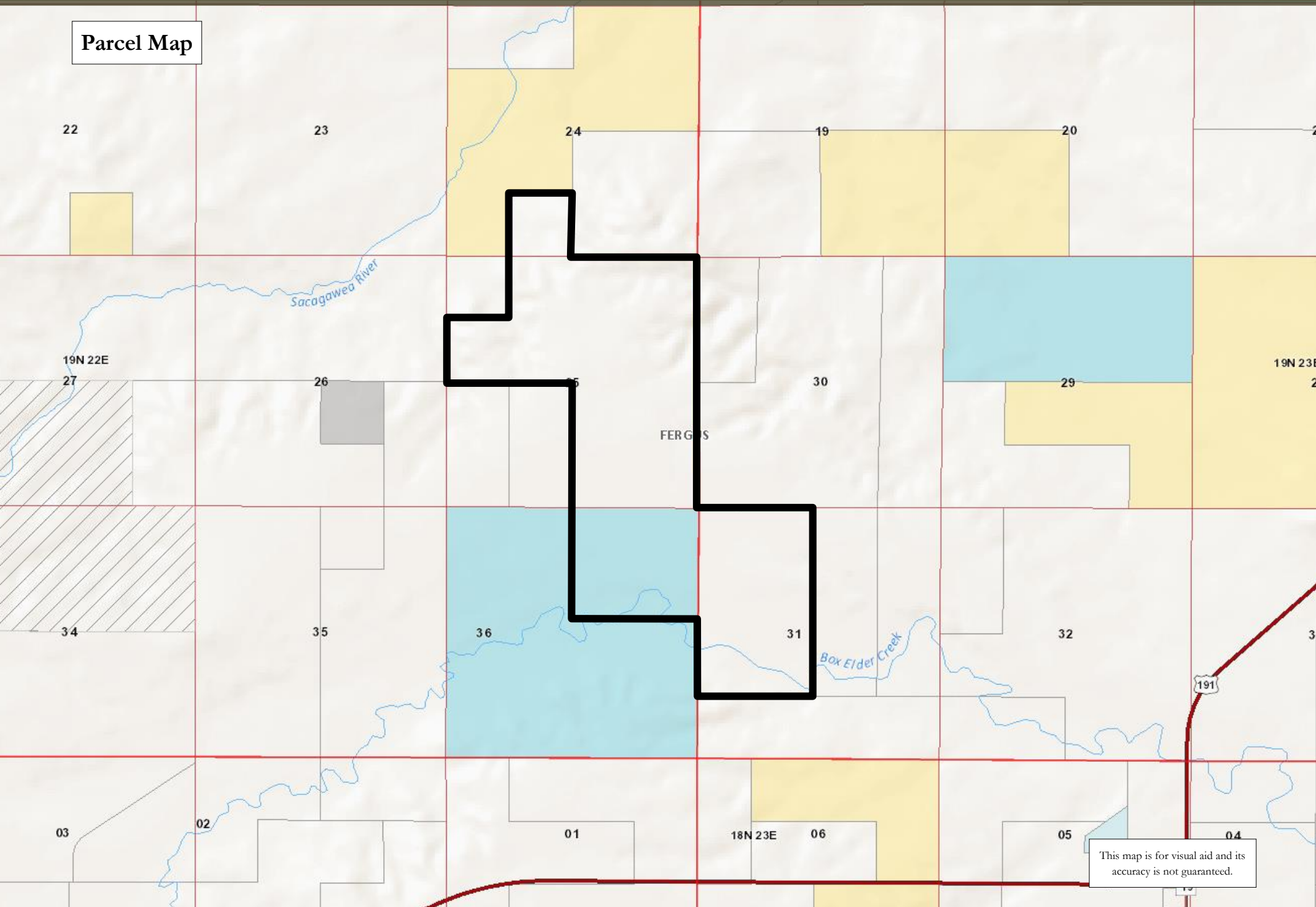
Cimrhakl Road

Buffalo Road

Bohemian
Corners

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Parcel Map



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A topographic map of a rural area featuring brown contour lines indicating elevation. Several blue-shaded areas represent water bodies, including the Sacagawea River flowing from the upper left and Box Elder Creek winding through the lower portion. Two main roads are shown as thin grey lines: Cimrha Kl Rd running diagonally from the upper left towards the center, and Buffalo Rd running horizontally across the middle. A large section of the map is defined by thick black outlines, representing specific land parcels or survey boundaries. These include a rectangular area in the upper center, a larger irregular shape in the center-right, and a smaller parcel at the bottom right. Elevation labels such as 3200, 3300, and 3400 are scattered throughout the map. In the bottom right corner, there is a small white box containing the text: "This map is for visual aid and its accuracy is not guaranteed."

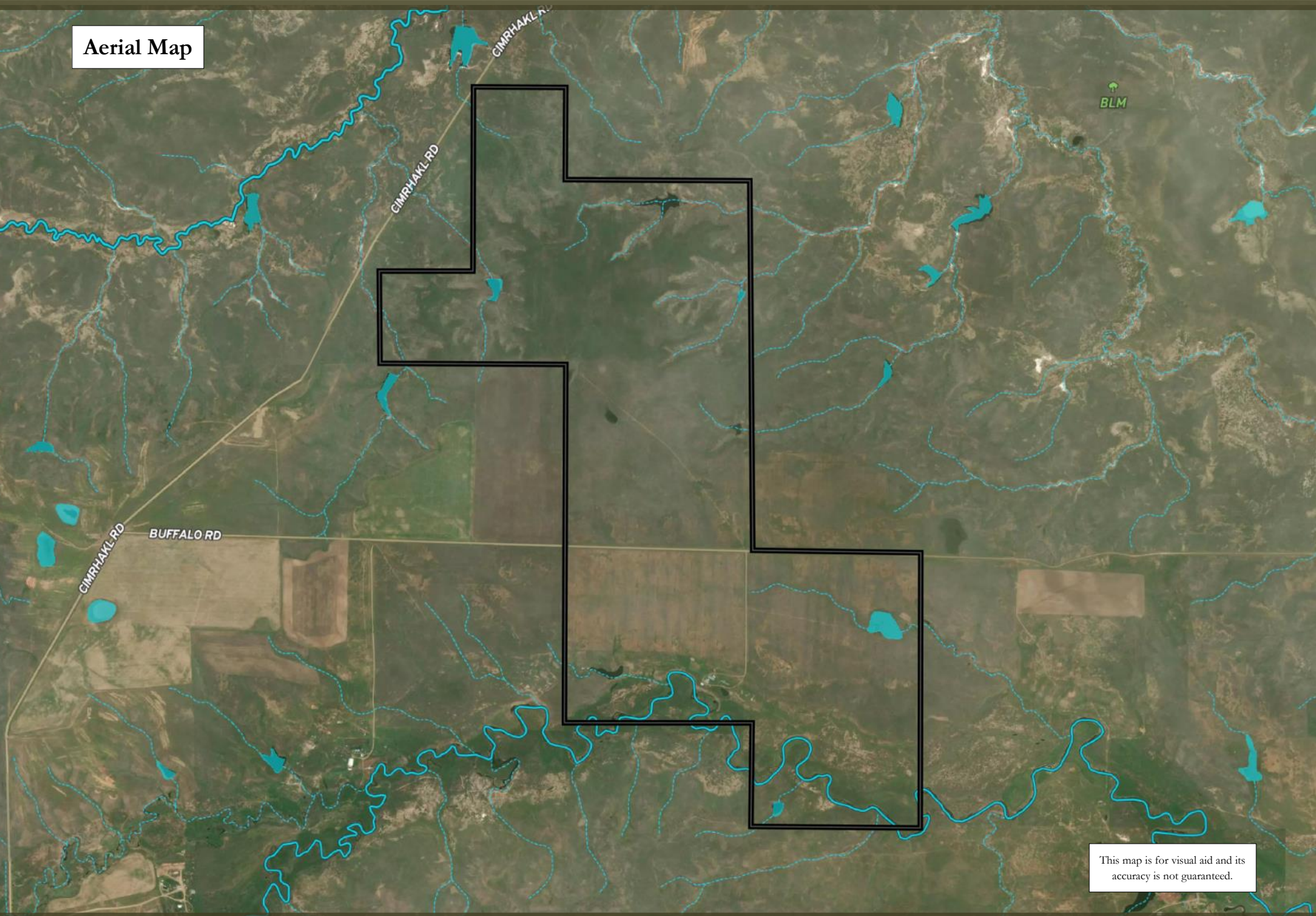
Topography Map

This map displays a topographic view of a region with a proposed site boundary outlined in black. The boundary is an irregular polygon with several vertices. Key geographical features include:

- Roads:** Cimrhaul Rd (running diagonally from the top left to the bottom left) and Buffalo Rd (running horizontally across the middle).
- Water Features:** Sacagawea River (in the upper left) and Box Elder Cr (in the lower left).
- Contour Lines:** Brown lines indicating elevation, with labels such as 3200, 3300, and 3400.
- Other Labels:** "Box Elder Cr" and "Cimrhaul Rd" are labeled in blue text. A small "14121" is visible in the bottom left corner.

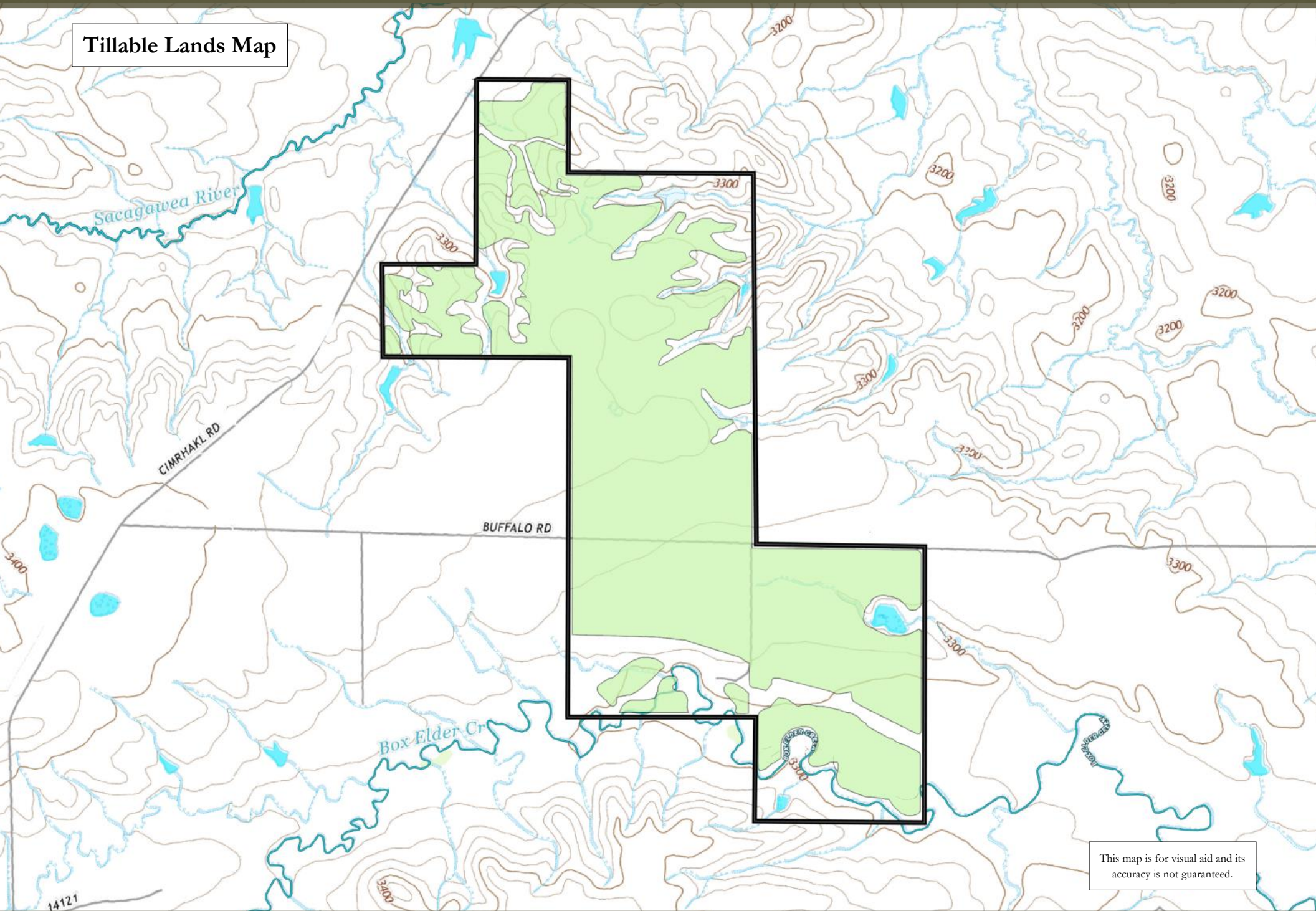
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Aerial Map



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Tillable Lands Map



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PHILLIPS REALTY

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Phillips Realty has been an influential part of Farm and Ranch real estate in Central Montana since 1982. Owner and broker, Todd Phillips has the home town knowledge of properties that has led to the success of Phillips Realty. Growing up in Lewistown, on third generation land, helps him realize the responsibility and work that makes a healthy operation. Phillips Realty has actively been involved in the sale of high end properties and working with 1031 exchanges for ranches around the Lewistown and Central Montana area. Our emphasis has been on agricultural and recreational properties including High Mountain Properties, Dry land Farms, Large Cattle Ranches, and Riverfront Recreational Properties.

If you are thinking of selling or exchanging your Montana Property for other farm and ranch properties please contact Todd Phillips or Landon Phillips at Phillips Realty.

Call (406) 538-5271 or Email info@phillips-realty.com
Located at 207 West Main, Ste. 4 Lewistown, MT 59457
www.phillips-realty.com

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