



MONTANA-WYOMING WEST
RANCH BROKERAGE

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REDWATER RIVER FARM & GRAVEL

INCOME - PRODUCTION - HUNTING - RECREATION
McCONE COUNTY - CIRCLE, MT



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MONTANA-WYOMING WEST RANCH BROKERAGE

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DESCRIPTION: REDWATER RIVER FARM & GRAVEL is a 655.9 +/- acre turn-key operation that features 375.06 +/- acres of Farmland, over ¼ mile of the Redwater River, Diversified Terrain and the opportunity to activate a 20 +/- acre Gravel Pit for additional Income. The area produces large quantities of Hard Red Winter Wheat, Hard Red Spring Wheat, Feed, Malt Barley, Feeder Cattle and Feeder Lambs. Conveniently located in Northeastern Montana approximately 12 miles from Circle. The property is readily accessible from MT Highway 13 via 5 miles of County and Private Gravel Road. This short drive leads to a Beautiful Homesite, featuring a 2,478 sqft., (3) Bedroom, (2) Bath Triple -Wide Manufactured Home that has a large Wrap-Around Deck allowing you to enjoy the seemingly endless views over the Rolling Prairie. This Desirable, End of the Road Property, offers a variety of Habitat for Wildlife including Mule Deer, Whitetail Deer, Antelope, Sharptail Grouse, Ring Necked Pheasants and Fishing that includes Northern Pike, Walleye and a number of other Warm Water Species. There is an abundant supply of Quality Gravel, making it one of the best sources for Gravel in the County!

Redwater River Farm & Gravel is offered at \$1,125,000. Come take a look at this Incredibly Diverse Property that can provide Multiple Streams of Revenue and would make a Wonderful Private Setting to call Home.

Contact Steve McIntosh with Montana-Wyoming West at (406) 580-1048 to schedule a Showing and start Building Your Montana Legacy Today!

ACREAGE:	655.92 +/-	Total Deeded Acres
	375.06 +/-	Cropland
	20.00 +/-	Gravel Pit Potential

LOCATION: The entirety of Redwater River Farm & Gravel lies within McCone County and is located approximately 12-miles Northeast of Circle, Montana. It is easily accessible by Hwy-13 and East Lost Creek Rd. With an abundance of Farms & Ranches in the area, it retains a rich Western Heritage and Privacy that rolls through the perfect blend of Grasslands, Cropland and the Broken Prairie of Eastern Montana.

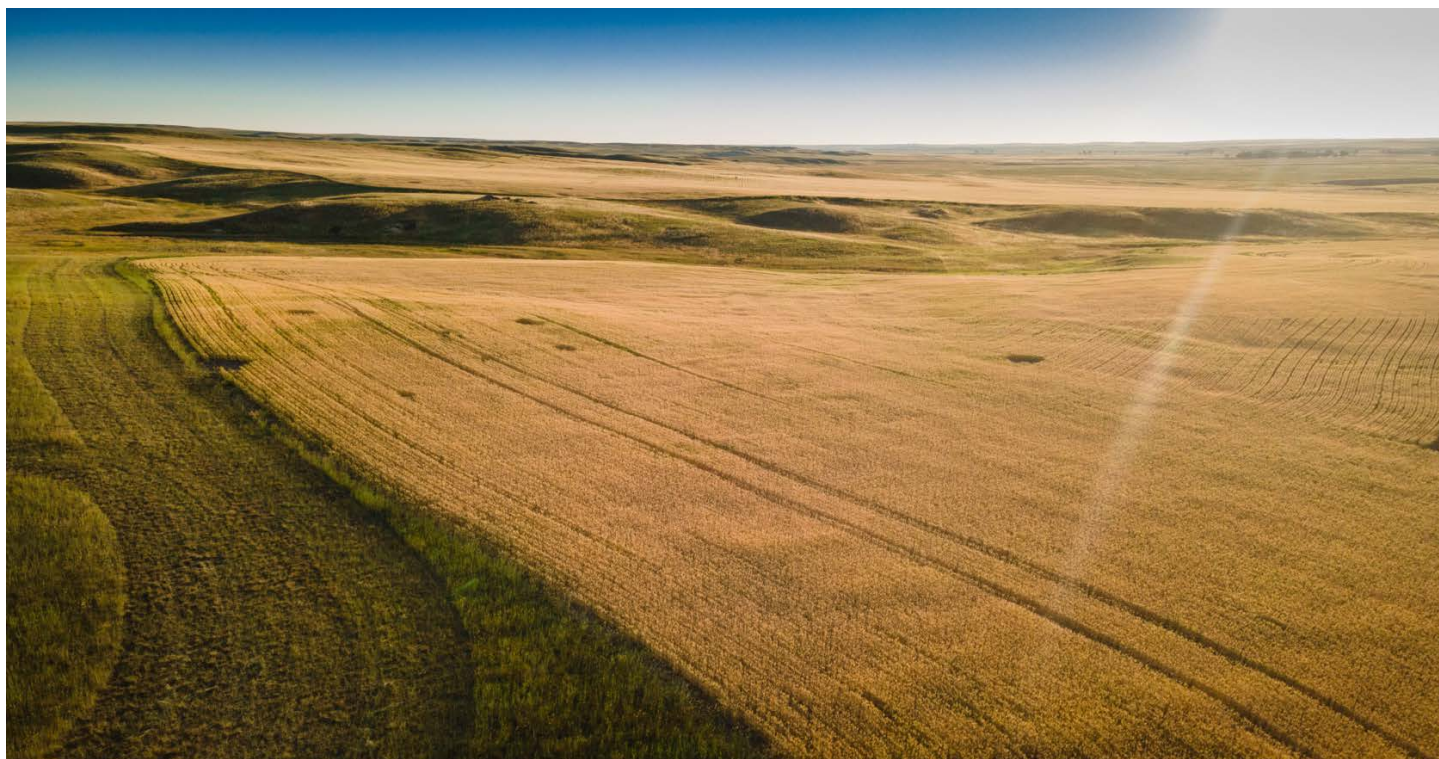
Billings, Montana's largest city, is 250-miles (3.5-hours) Southwest of Circle, MT. Miles City, MT is only 90-minutes to the South and provides Most Major Amenities including a Walmart, Murdoch's Farm & Ranch Supply, Multiple Grocery, Hardware Stores and a Hospital.



PRODUCTION / INVESTMENT CONSIDERATIONS: Redwater River Farm & Gravel is greatly diversified and is known for its 375.06 +/- acres of Dryland Cropland and Great Gravel Potential; it would also make a great property for Aftermath Grazing for Livestock after Crops have been Harvested or left for the Wildlife in the area. The Farmland is currently Leased out through 2022 and will likely be renewed for the 2023 growing season if the property is not sold by early 2023.

The McCone County Extension Agent offered some conservative historic averages that Croplands in this area have produced (good moisture can provide great yields while dry years can be more challenging):

		Dry / Challenging Conditions	Wet/ Favorable Conditions
Barley	<i>(bushel / acre)</i>	40 - 45	55 - 60 +
Spring Wheat	<i>(bushels / acre)</i>	30 - 35	40 - 45 +
Winter Wheat	<i>(bushels / acre)</i>	25 - 30	35 - 40 +
Lentils	<i>(pounds / acre)</i>	1,500	3,000 +





GRAVEL: There is an abundant amount of Gravel within the Property Boundaries which has been used to fulfill the needs for multiple construction projects for the last 10-years and is rumored to be one of the best sources for Gravel in the County. It is estimated that approximately 50,000 cubic yards of Construction Surplus Gravel has been harvested and sold. The owner has dug many test holes and had a 3rd Party Proctors/Analysis done. Buyers can request Gravel Reports, once approved Qualification Documents have been provided. The Income Potential and ROI that the Gravel Potential offers is a Valuable Consideration and Convenience for Buyers.





IMPROVEMENTS: The very nice 2013 (3) Bed / (2) Bath Triple-Wide Manufactured Home sits on a Magnum Development Permanent Foundation System and features an incredible, large Wrap-Around Deck to allow you to soak up the daily offering of Sunrises over the Redwater River Valley. The Home has a Large Family Room, Propane Forced Air Heating (*Hooked up to (1) 1,000 Gallon & (2) 500 Gallon Propane Tanks*) with Central Air Conditioning and a Water Filtration System. The Kitchen is nicely arranged with a large Center Island and Luxury Cabinets that are perfectly highlighted with a Huge Picture Window facing East, bringing the Peaceful Surroundings into your daily routine. The Home features, Hardwood Flooring, Tile and Carpet and offers many Wood Accents and Upgraded Features.



The 74' x 30' Quonset built in 2011, offers many options. It has Concrete Flooring and is currently laid out as a Half Shop and the other Half has been roughed-in as Insulated Storage and could be Finished and used as Living Quarters with a Loft Area. The Plumbing has been roughed-in and connected to a Septic Tank and Drain Field and has a Cleanout on the Southeast side of the Quonset that could be used as an RV Hookup. Water has been run to the outside of Quonset but not connected inside. The Quonset is on its own 200-Amp Metered Service and has a Kohler, 12 KW, Backup Generator that could also be hooked up to the House if desired, the Generator is connected to its own 1,000-Gallon Propane Tank.

The Property has Boundary Fencing with 3 - 5 wire runs, all updated in 2010, but could use a little maintenance as it has been only used for Farming / Gravel for the last 12-years.



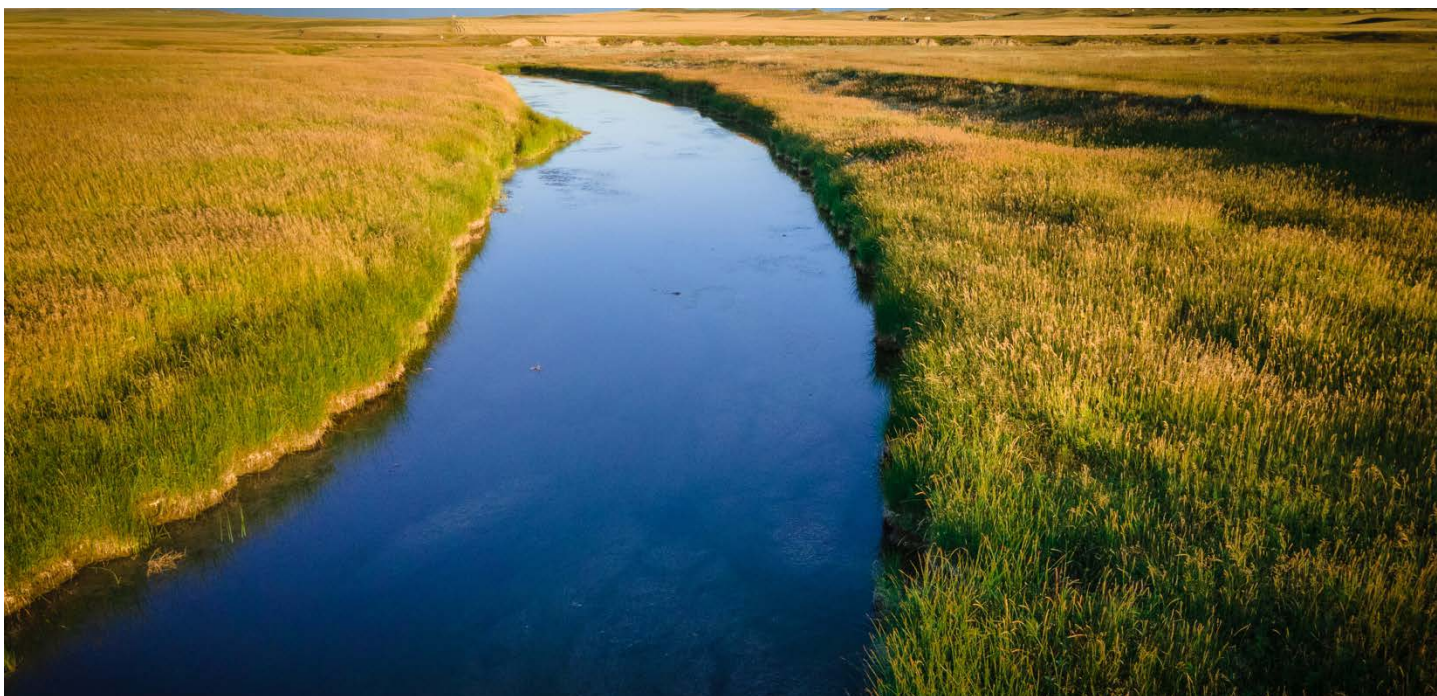
LIST OF IMPROVEMENTS:

- House (2013) 2,478 sq ft. 3 Bedroom / (2) Bath
- Heated Quonset (2011) 74' x 30' with 10' x 10' Overhead Door
Partially Framed for Potential Living Area / Insolated Storage
- Shed (2016) 8'x 8' Insulated & Wired
- Cleanout for RV by Shop connected to Quonset Septic System
- (2) Septic Systems (Home / Shop)



PERSONAL PROPERTY:

- (4) Propane Tanks (2) 1,000 gallon *Owned* / (2) 500 gallon *Rent to Own* (4 +/- years left)
- Kohler Backup Generator 12 KW operated off Propane

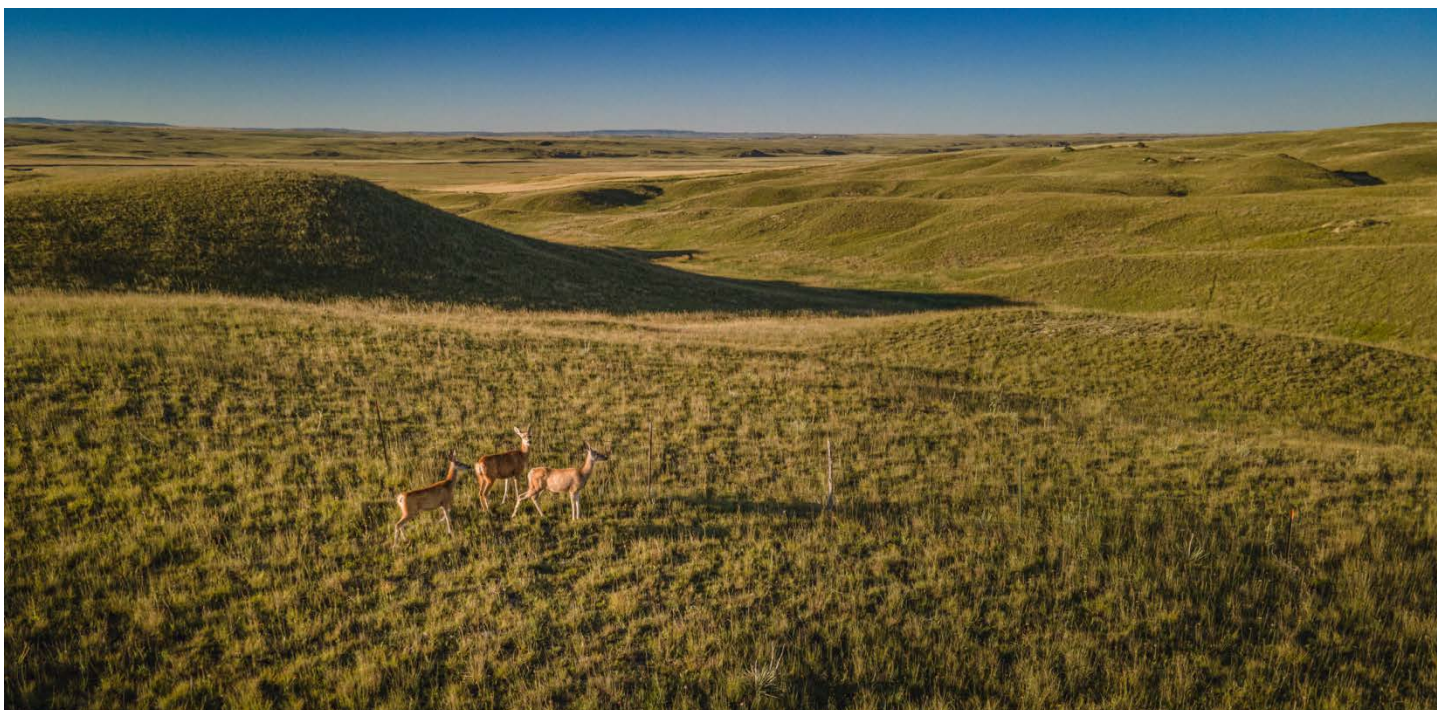


WATER: Water is provided by (1) Well that currently services the Home and Facilities. The Quonset has a Stub-Up and Curb Stop next to the Quonset and is waiting for the New Owners to plumb the Quonset to their liking. Over ¼ mile of The Redwater River also runs through the Southeast corner of the property and has a Low-Water River Crossing for Livestock, Vehicle or ATV. A Water Right could be applied for Livestock use. There are (3) Freeze Proof Hydrants (2) near the House and (1) near the Quonset.

- (1) Well

- Date Drilled 2010
- Total Depth 110 feet
- Static Water Level 67 feet
- Tested at 15 gallons per minute
- Water Right has not been filed yet, but could be at anytime





WILDLIFE / HUNTING / FISHING / RECREATION: The Redwater River Farm has exceptional habitat and terrain which provides exceptional viewing/hunting opportunity as Trophy Quality Mule Deer, Whitetail Deer, Pronghorn Antelope and occasionally Elk can roam through the area. All portions of the Ranch(es) lie within the Elk/Deer/Lion/Antelope Region 650, known to hold trophy caliber animals for all species. Multiple Deer call the Farm home and often make visits though the Yard and are a common sight. Sharp-tailed Grouse, Ringneck Pheasants and Hungarian Partridge make use of the exceptional Upland Gamebird Habitat, while Ducks and Canadian Geese also make visits, giving additional opportunities for the Outdoorsman. If there wasn't enough options to keep you busy on the Farm, grab a Fishing Rod and pursue Northern Pike, Sauger, Walleye, Catfish and Buffalo Carp that can call this stretch of Redwater River home, or work your way down to the Missouri River to pursue seeming endless varieties of fish. Also, be sure to take the kids and explore the deeper pools, catch turtles or to just to cool down on hot summer days. The Home can provide the perfect get away for near endless adventure in the Broken Prairies of Eastern Montana or build a Small Hunting Cabin and Rent out to the Hunters that come to enjoy all the area has to offer.



Not only does the Redwater River Farm offer great hunting and recreational opportunities within its border but it has approximately 60,000 +/- additional acres of other State, BLM and Block Management Access and Upland Gamebird Enhancement Walk-In, within 30-40 miles, providing additional Hunting/Recreational access and opportunity.

Open Fields Upland Game Bird Area – Walk In Hunting on Neighboring Property

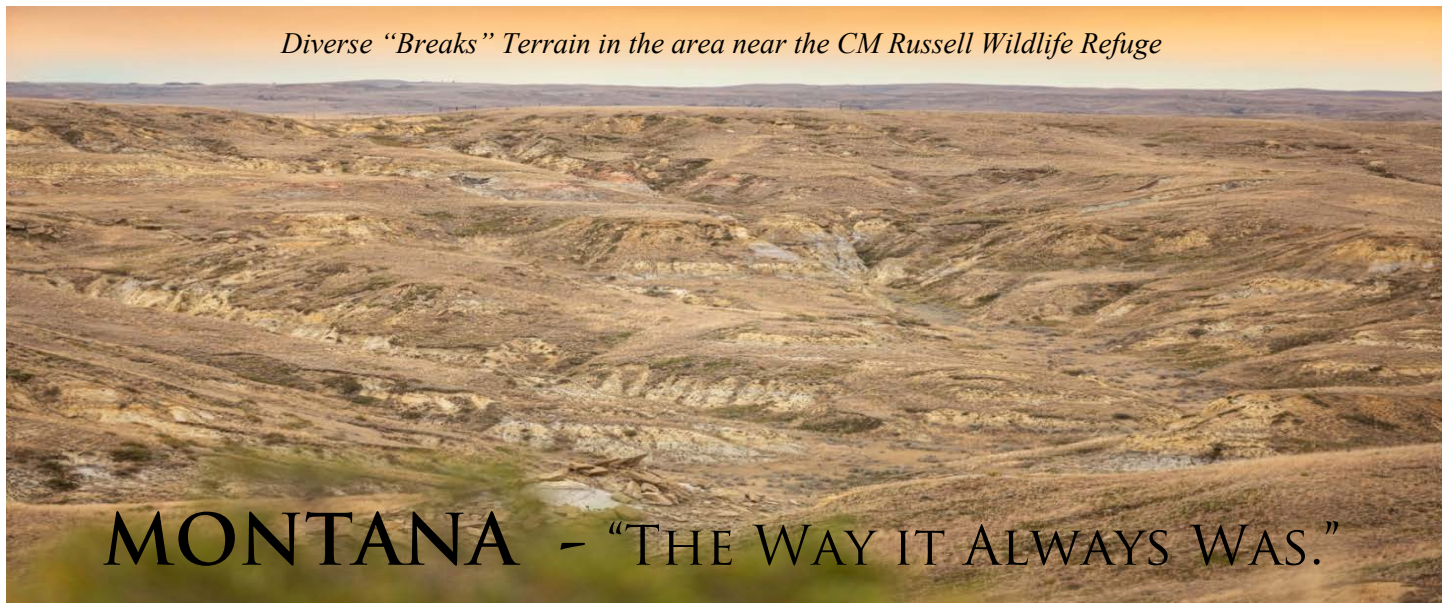


Just a little further to the West (*approx 40 Miles*), ***The Fort Peck Lake Reservoir -Hunting, Fishing & Recreation Complex*** begins, providing Endless Outdoor Opportunities. Fort Peck Reservoir, Montana's largest body of water, has more than 50 different species of Fish that swim within its boundaries. The Lake is about 134 miles in length and has a maximum depth of 220 feet when full. There are over 1,520 miles of Shoreline, longer than the California coast. The Reservoir was built from 1933 through 1937 by constructing a 3.8 mile-long dam across the Missouri River. Just a few of the most pursued species include Walleye, Northern Pike, Paddlefish, Sauger, Lake Trout, Small Mouth Bass and Chinook Salmon. A Paved Road for larger vehicles provides direct access to the Reservoir at Fort Peck Marina, located near the West side of the Dam. Other access roads are Gravel and/or Dirt, leading to Hell Creek Bay, 26 miles north of Jordan, and one on the South Fork of Rock Creek Bay, about 10 miles west of Highway 24. All marinas include concrete Boat Ramps. A multitude of gravel/dirt roads wind through the Enormous Complex providing access to countless areas of Fishing/Hunting/Recreation Opportunity.

Surrounding this large expanse of water is the ***Charles M. Russell (CMR) National Wildlife Refuge***, managed by the US Fish and Wildlife Service, which provides over **1.1 MILLION** acres of public land for fishing, hiking, hunting, camping, bird-watching, and other outdoor recreation.

Many opportunities to Ride Horseback / Hike / Bike and ride ATV/UTV's on the Property or in the surrounding areas. With off-road trails on much of the Public Land and Missouri River Breaks, you'll find Adventurous / Scenic, Hikes/Drives/Rides waiting for you. You're also just a short drive away from many Montana, North Dakota & Wyoming recreational destinations, such as Makoshika Park; Teddy Roosevelt National Park; Medora, North Dakota; the Yellowstone River; and Miles City, MT, known for its world-famous Bucking Horse Sale.

Diverse "Breaks" Terrain in the area near the CM Russell Wildlife Refuge



MONTANA - "THE WAY IT ALWAYS WAS."



LOCATION & SERVICES: This parcel is located approximately 12 miles Northeast of Circle, MT with access provided by Hwy-13, East Lost Creek Rd and Private Roadway. Wolf Point, MT is 29 Miles to the North and Circle is 23 Miles to the South, providing multiple options for Supplies within a moment's drive. Billings, Montana's largest city, is 260-miles (3.75-hours) southwest of Richey, MT.

Circle, MT (population 591) – *approx. 12 miles South*

Circle is the County Seat of McCone County and is a small, friendly community that offers a Bank, Credit Union, Gas Stations, Restaurants, Grocery Store, Hardware Store, Parts Store, Bowling Alley, Bars, Grain Elevator, Farm Machinery Dealer, Car Dealer, Repair Shops, Churches, Senior Center, Museum and local Department of Agriculture offices (USDA FSA and NRCS). The McCone County Health Center and McCone Clinic provide medical care to a large area with 24/7 Emergency Room care and a Physician Assistant on staff. Circle and McCone County share volunteer ambulance and fire department services.

Circle Public School is a Class C school and offers K-12 schooling. The Circle Wildcats compete in the District 2-C, Eastern Division for Sports.

Circle Town/County Airport – K4U6 (Elev. 2,441') - (2) runways (12/30 & 03/12): 12/30 (asphalt) is 4,100' x 75' & 03/21 (grass) is 2,280' x 75'. Fuel Available: Grade 100LL Gasoline

Vida, MT (population 70) – *approx. 27 miles North*

Vida, is an unincorporated village in northern McCone County, Montana, located on Hwy-13 approximately 23 miles south of Wolf Point and 27 miles north of Circle. Amenities include the Post Office, a "one room schoolhouse" servicing northern McCone County, two Christian Churches (one Catholic, one Protestant), a Convenience Store and a Gas Station.

Wolf Point, MT (population 2,621) – *approx.. 49 miles North*

Wolf Point is the County Seat of Roosevelt County, MT and offers most amenities including Hospital, Grocery Store, Hardware/Lumber, Auto Parts, Banks, Restaurants, Gas Stations, Motels, Grain Elevator(s) and a 9-Hole Golf Course. Wolf Point School is a Class B school and offers K-12 schooling. The Wolf Point Wolves compete in the Class-B, District for Sports.

L.M. Clayton Airport - KOLF (Elev. 1,988) Runway Dimensions: 5089 x 100 ft. / Asphalt, in good condition The airfield has runway 11/29 that is 5,089 feet x 100 feet with medium intensity lighting. There is a 24-hour self-service credit card fueling station. Hangar space and tie downs are available. The terminal building is equipped with a pilot's lounge and a new TSA security addition. The airport is currently served by Cape Air with Two Flights per day traveling TO and FROM Billings, MT.

Sidney, MT (population 5,191) – *approx. 67 miles East*

The County Seat of Richland County offers many amenities and lies on the Junction of Hwy 200 and Hwy-16. It is home to multiple Restaurants, (2) Grocery Stores, (6) Gas Stations, a Hardware Store, Farm & Ranch Supply Store, Sporting Good Store, Implement Dealer, Parts Stores, Bars, Churches, Hospital and Class "B" Sidney High School.

"Sidney Country Club" is located in the beautiful Yellowstone Valley in NE Montana, Sidney Country Club is the only 18 Hole golf course in the eastern half of the state. The Par 72 course features 6,901 yards of golf, with a course rating of 71.9 and slope of 118 on Kentucky Bluegrass.

Sidney-Richland Airport - KSDY (Elev. 1,985') - (2) runways: 1/19 is 5,705 x 100' & 11/29 is 4,023 x 100'. Both are Asphalt, in good condition, Fuel Available: Grade 100LL Gasoline / Jet A-1 freeze point -50C available 24/7 with a call out fee of \$60 from 7pm-7am.

Miles City, MT (population 8,354) – *approx. 105 miles South*

The County Seat of Custer County offers many amenities and lies in the Heart of Cowboy Country, on the Junction of I-94 and Hwy-59 and at the confluence of the Yellowstone and Tongue Rivers. It is home to Multiple Restaurants, Grocery Stores, Hotels, Gas Stations, Hardware Stores, Farm & Ranch Supply Store, Sporting Goods Store, Implement Dealer, Car Dealerships, Parts Stores, Repair Shop and Churches, as well as a Rural Access Hospital and Class "A" Custer County High School, home of the Cowboys.

It is home to the World-Famous Miles City Bucking Horse Sale, held annually the 3rd weekend in May, draws crowds in from across the region. This small town is bustling with Community and has plenty of Recreational Activities with its proximity to the Custer Gallatin National Forest.

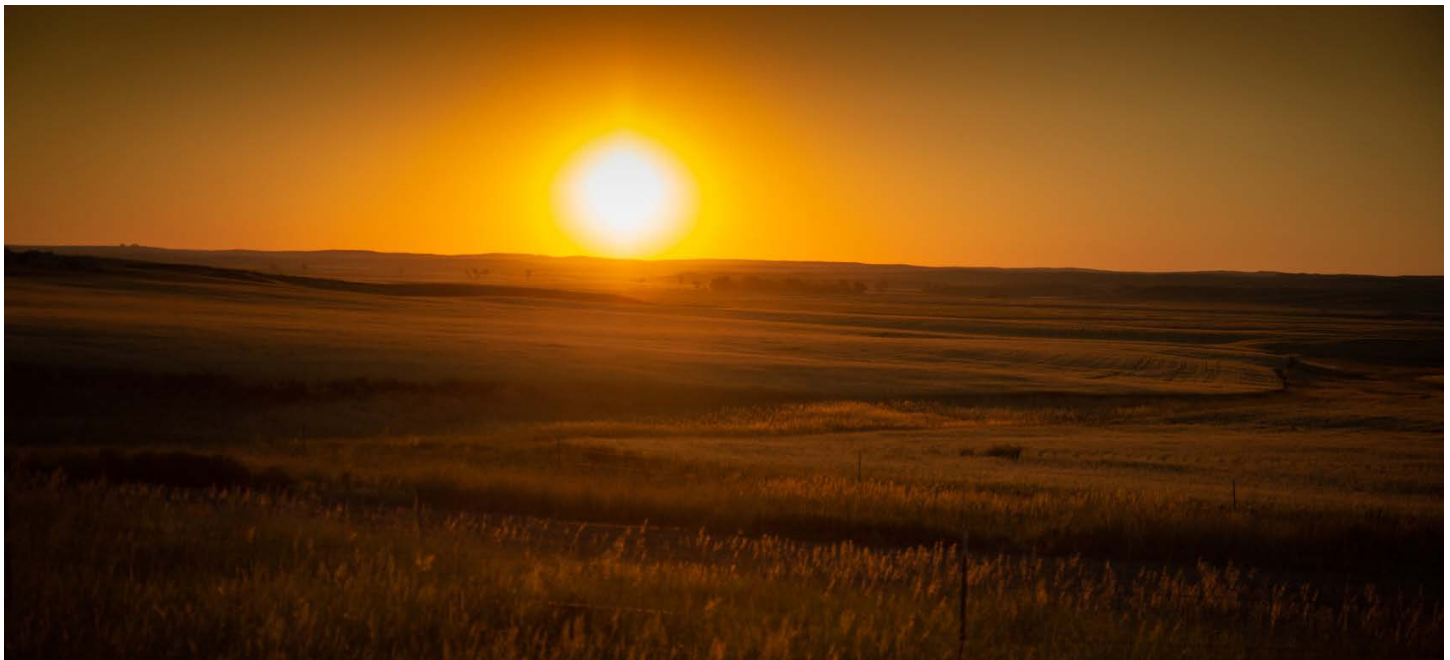
The *Miles City Town & Country Club* is home to a beautiful, well-manicured 9-hole Course with an 18-hole Tee Box Setup. The Course is open year-round and is ranked as one of the best public courses in the country.

Frank Wiley Field - KMLS (Elev. 2,630') - (2) runways: 4/22 is 5,680' x 75' Asphalt in Excellent Condition & 13/31 is 5,623' x 100' Asphalt, in good condition. Hangars & Tiedowns Available. They offer a variety of Oils, Pilot Computer, Weather Checks, Food Delivery and 24hr Fuel Service is Available: Grade 100LL / Jet A with Prist and 100LL is also available for Self-Service.

Billings, MT (population 109,577) – *approx. 250 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





LEGAL DESCRIPTION

S02, T20 N, R49 E, ALL

GPS COORDINATES: 47.51736, -105.44128

MINERALS: All of Seller's minerals, if any, transfer to the Buyer at closing (*the Seller may Own NO Minerals*)

ELEVATION: 2,300 ft - 2,500 ft.

CLIMATE: With an Elevation of approximately 2,440 feet, Circle has a semi-arid climate with average precipitation of 13-14 +/- inches and only an average of 20-inches of snow each winter. Historically the warmest month of the year is July with an average daily high/low of 85°/56°. The coldest month is January with an average high/low of 29°/10°.

TAXES (2021): *McCone County Treasurer* \$ 2,677.37

UTILITIES: Power to Homesite coming from the Southwest Corner of Property

PRICE & TERMS: 655.92 +/- acres **\$ 1,125,000**

CONTACT: **STEVE MCINTOSH** **(406) 580-1048**
BROKERAGE OWNER / AGENT **SMCINTOSH@MONTWYOWEST.COM**

Disclaimer

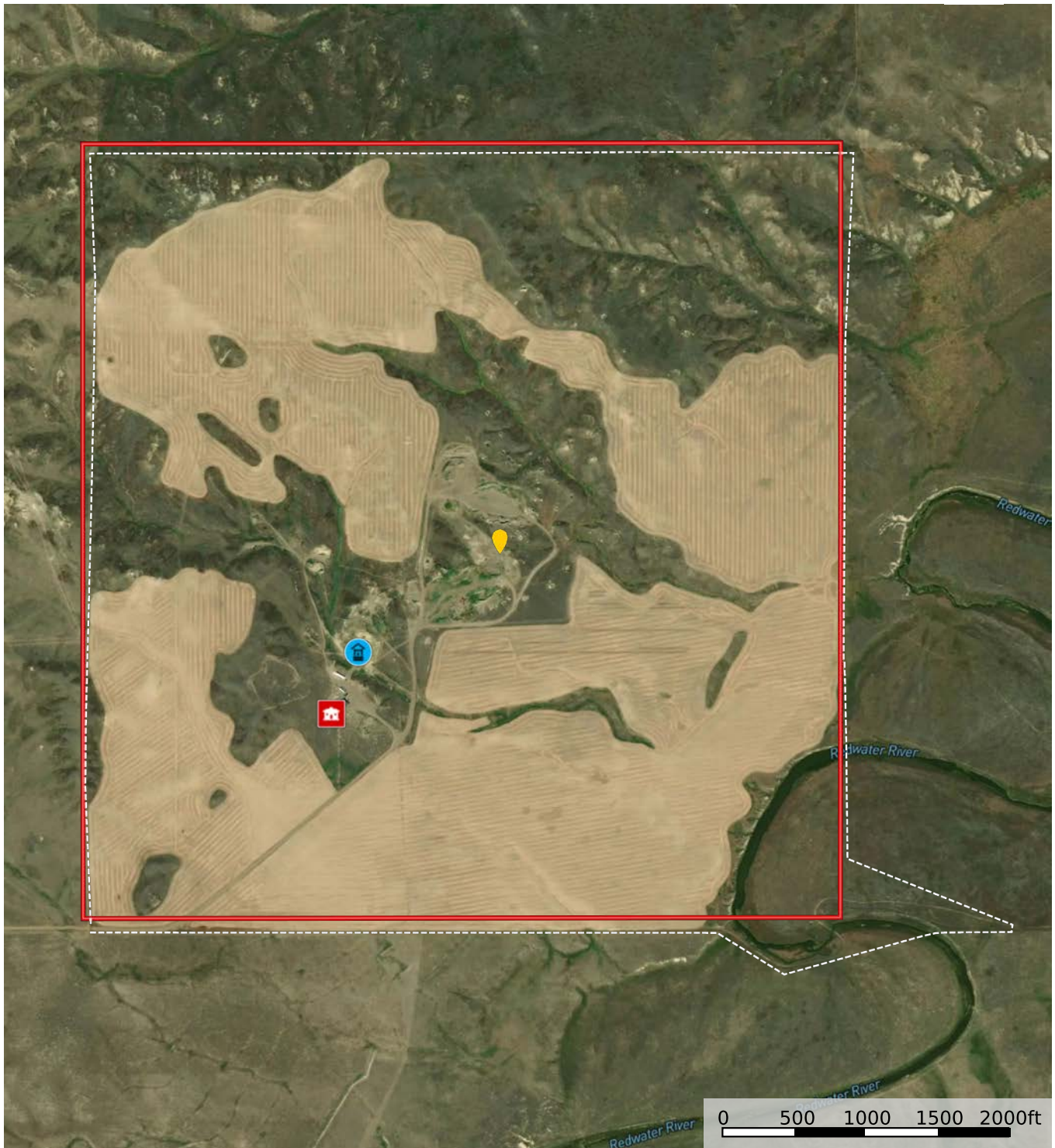
*** All information is from sources deemed reliable but cannot be guaranteed as accurate. Prospective buyers are encouraged to research the information to their own satisfaction. Any offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of seller. Water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

Seller hereby makes know that there may be variations between the deeded property lines and the location of the existing fence boundary lines. The Seller makes no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representation with regard to specific acreage within the fenced property lines.

The property is selling in its "as-is-where is" condition which includes the location of the fences as they now exist. Boundaries shown on any accompanying maps are approximate. The maps are not to scale and are for visual aid only. They accuracy of the maps and information portrayed thereon is not guaranteed nor warranted. ***

REDWATER RIVER FARM & GRAVEL MAPS

REDWATER FARM & GRAVEL (CIRCLE)
McCone County, Montana, 655 AC +/-



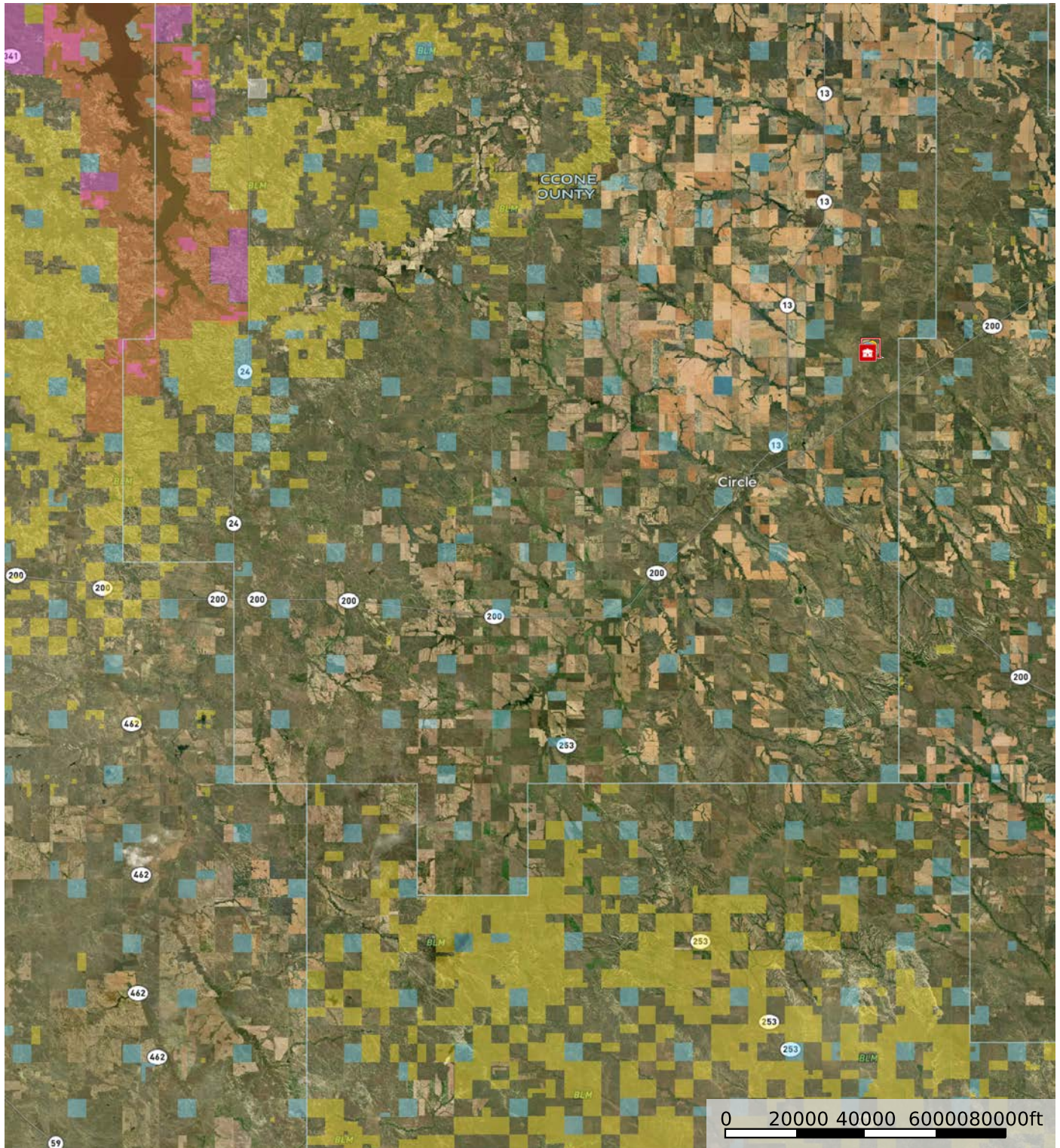
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REDWATER FARM & GRAVEL (CIRCLE)

McCone County, Montana, 655 AC +/-



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