

Newman Ranch

Melstone, MT



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&
Associates



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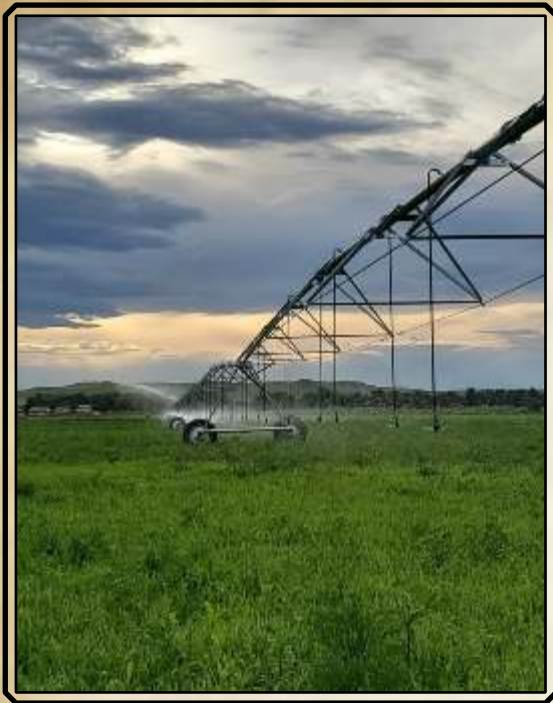
Ranch



Five miles northeast of Melstone, MT on Highway 12 sets the Newman ranch consisting of 3,334 acres deeded of which 381 acres are crop land.

The ranch is on the banks of the Musselshell river which supplies 195 shares, shares cost \$50.00 per share, of water thru the Delphi-Melstone water users association.

The owner rates the ranch at 130 pair of cattle.



Owners are presently irrigating 105 acres with a six tower Zimmatic pivot new in 2018, 40 acres with two wheel lines, 32 acres with two wheel lines, 81 acres of flood and 120 acres of dry land hay. the irrigated hay is cut three times/year and produces five ton / acre with the dry land producing two ton /acre. The owner did plant corn one year on 88 acres of irrigated and produced 27 ton /acre.



Water for all the homes, corrals and water tanks comes from a shared well it is on a neighbors ranch and all easements are in place. The owner has applied for water from the river and will complete this process plus convert

all water to this system thus alleviating the need for the shared well. Buttes Coulee is a seasonal creek ,with one tank supplying water to the west side of the river.



There are six pastures on the east side of the river and one pasture on the west side, the river has a couple of gravel bottom shallow crossing that allow the ranch access to both sides



Along with a 30 x 60 livestock shed, 32 x 112 barn which is an old railroad depot building, 88 x 104 pole shed/barn built in 2017 and a 108 x 24 open faced shelter built in 2018 and a great set of modern corrals completes the improvements.



What ever mineral right owners have will transfer to the new owner at closing. There is a pile of gravel as well as a deposit of gravel about 20 feet deep on the ranch. What ever mineral right owners have will transfer to the new owner at closing. There is a pile of gravel as well as a deposit of gravel about 20 feet deep on the ranch.





There is a total of four homes on the ranch all have their own septic, water being supplied by the shared well but all water will be on the river water system



Three phase power supplied by Northwestern Power and is on both sides of the river. Fiber optic is run to the houses.



The ranch is priced at \$4,750,000
For your personal showing, call Tyler Mullaney 406-491-3756.

River



Land



Hunting

An added benefit is the great deer hunting the ranch provides along with antelope, pheasants, ducks, geese, turkeys and cat fishing.





