

Pine Hill Ranch **South of Glendive, MT**



Bill Bahny
&
Associates



Brokers of Pristine Property

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Helena, MT 59601

800-237-7844

Pine Hill Ranch



Located 30 minutes south of Glendive, MT is a 22,883-acre contiguous ranch known as the Pine Hill Ranch. 10,138 acres are deeded with the remainder 12,745 acres consisting of BLM and State of Montana lease. The ranch represents 700 pairs (cattle) with feeding for 2 to 4 months depending on the winter or can it be used to run 1,000 head of yearlings.



Multiple species of wildlife are abundant so there is a high value on the recreational side of this ranch as well. Mule Deer, Elk, Whitetails, Turkeys, Antelope, Upland, Waterfowl and Fish are just to name a few. The hot spring pond has excellent trout fishing and with multiple species of wildlife present on the Pine Hills Ranch, one could hunt archery to rifle season or bring out the shotgun and hunt some springtime gobblers.





Extremely well-watered with a 150 GPM well that has a 250,000-gallon reserve tank, approximately 22 pipeline tanks, and an electric well at the headquarters. A new well was approved and paid for by the BLM and will be tapped into the pipeline system.

There are 13 reservoirs (5 springs fed with one being a hot water spring). Additionally, Cedar Creek flows through the ranch from north to south providing ample water throughout the Pine Hills Ranch.



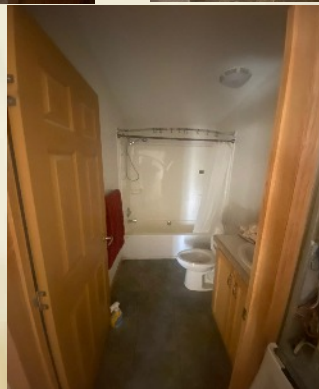
Historically, about 400 acres of dryland hay were harvested down on the creek, but the current owner uses it to graze.





The Pine Hill Ranch headquarters has a 4 bed/2 bath house, barn, shop, and a very well-built set of corrals. There is water, sewer, and power hook-up for another home to be built or placed on the property.

The ranch has 3 sets of remote working corrals: one set on the main road on the entrance into the headquarters, one set on the southwest corner of the ranch, and one set on the east boundary. All three have excellent access off the main county road.



Watered draws, with dense Juniper/Pine trees, and large open grassy meadows provide premium habitat and forage whether it be used for agricultural or recreational purposes.



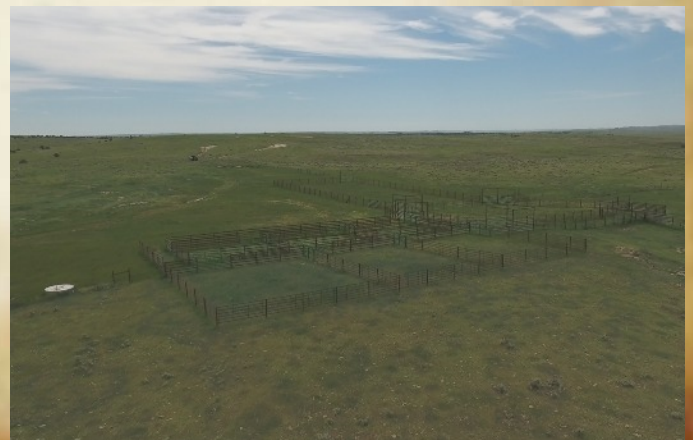


**The road network
throughout the ranch
provides easy access via
ATV or truck.**



The ranch is broken up into 12 pastures with the fencing in excellent condition. Pine Hills Ranch is located in hunting district 703 and only a general elk and deer license is required!!!!

**(NO SPECIAL PERMITS
REQUIRED) This is one heck of a cattle
ranch with the recreation side coming
in as a bonus. The ranch will not last
long in today's market!**





Competitively priced at \$9,850,000

Call today to schedule an appointment with Bill Bahny (406-594-7844) or Tyler Mullaney (406-491-3756)



