

# Ewing Riverbend Ranch



**Bill Bahny**  
&  
**Associates**



**Brokers of Pristine Property**

2711 Airport Road  
Helena, MT 59601

**800-237-7844**

Montana-Ranches.com  
realestate@Montana-Ranches.com



# Ewing Riverbend Ranch



## **1,244 Total Acres**

**This 1,086 deeded acre ranch sits on both sides of the Mus-selshell River providing nearly 2 Miles of riverfront property. The pristine 200 acres of irrigation and 65 dryland is capable of producing 1,000+ ton of hay, creating this ranch to be an excellent hay base operation. The remaining deeded acreage and 158-acre state lease is used as pasture ground.**

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**A newly remodeled 3,200 sq/ft 5 bed 3 ½ bath home sits a mere 120 yards from the river along with crop fields to the east and west. A new propane furnace, central air, gas fireplace, pellet stove, windows and back-up generator have been installed on the property**

**for added comfort. A 200' well supplies water to the house and the river water system provides water to all the stock tanks (Stock water right out of Musselshell River at 42GPM). Fiberoptic and 3-phase power on the property.**

**There is a 100×125 indoor arena/barn with cattle chute/tub/water, new steel sided 40×60 shop with concrete floor and pellet stove, another 40×100 (4-door) pole-frame building for equipment storage, and a certified cattle scale in the corrals.**





**The ranch has a gravel pile on the far west side of the property which can provide another income stream for the ranch. Historically, this ranch was capable of feeding 2,500 head of cattle and there are 7 bins with a concrete lined silage pit still in place. Two 150-gal gas tanks and a 2,000-gal diesel tank will also be conveyed to the new owner. 2.5 miles of new fence was just installed on the property.**



**Two newer Zimmatic pivots with one being installed in 2023 are seeded to roundup-ready alfalfa. The east pivot is 65 acres, and the west pivot encompasses 70 acres (After 5 years it can be 84 Acres via EQUIP Program). An additional 65 acres are irrigated by gated pipe, however there is a design for another pivot to be put in place. The irrigated acreage provides 3 cuttings each year. Between irrigated and dryland acreage it is possible to**

**produce 1,000+ ton of hay. There are 150 Delphia-Melstone Ditch water shares along with decreed water rights out of the Musselshell River for irrigation.**



**The large cottonwood trees and river-bottom brush provide a substantial amount of habitat for multiple species of wildlife. Whitetail, mule deer, antelope, turkeys, ducks, geese, pheasants, and other upland game birds have established their home on this ranch. Between irrigated crops, the river bottom, and varying habitat, the wildlife and livestock do not have the desire to go anywhere else.**



**The west side of the ranch lies in Hunting District 535 which is a special draw for mule deer whereas the east side is a**

**general mule deer tag located in Hunting District 701. The ranch qualifies for the landowner preference program in both mule deer and antelope. Hunting whitetail deer on the ranch only requires a general license. The upland game birds, waterfowl, and turkeys can easily be hunted by obtaining the correct over-the-counter hunting licenses. This provides the best of both worlds for the outdoor enthusiasts.**

**Approximate Tax Total \$5,239/year.**

**Priced to retire at \$2,983,000    MLS 340741**

**Call    Tyler Mullaney    406-491-3756**















