



L.I.T. Ranch

Brought to you by
Bill Bahny & Associates



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L.I.T. Ranch

Wibaux, MT

A rare opportunity to own one of the best recreational ranches in the heart of Eastern Montana cattle country. It was made famous by the Texas cowboys who trailed their cattle to summer pasture here in the late 1800's.

Get away from it all and experience privacy, seclusion, and tranquility out west in the BIG SKY Country of Montana. This is a one-of-a-kind opportunity to own and appreciate a piece of the Old West. Imagine gazing out from the deck of your 10,000 sq. ft. Log lodge onto this safe, secure, pristine property that reaches from skyline to skyline. This is a chance of a lifetime to be in the heart of the Eastern Montana cattle country that offers endless recreational freedom.

The Ranch makes up this huge offering encompassing 45,286 deeded acres, 16,966 acres leased from Bureau of Land Management, 2,560 leased acres from the State of Montana. Cedar Breaks flows through the ranch that occupy vast grassy hills, meadows, badlands breaks with cedar and pine trees scattered through the ranch. The ranch is presently running 600 mother cows year around and 3,500 yearlings from May 1st to December 1st. Wildlife abound in the form of a resident elk herd, world class trophy mule deer, and a resident antelope herd. The ranch is home to a greater sage grouse habitat - FWP documented seven Leks (breeding grounds) where you can view the sage grouse dance. A number of pheasants and sharp-tailed grouse plus turkeys.

Besides endless hunting opportunities, the recreation is unlimited. The ranch is extremely accessible Great roads and trails open up opportunities for four wheeling and horseback riding. An interesting adventure awaits those interested in dinosaur discoveries and/or Indian artifacts.

The ranch has one dinosaur dig that was dug by the Chicago University, plastered and tarped. About three miles away is another dinosaur site that has not been explored.

Live in luxury, enjoy recreational freedom on this one of a kind treasure.

\$42,000,000

Schedule your personal tour with Bill Bahny, Broker



Ranch

The ranch is presently running 600 cows year around and 3,500 yearlings from May 1st to Dec. 1st. The diversity of the ranch is huge, from grassy hills to grassy meadows, badland breaks to cedar and pine draws. This ranch goes literally from skyline to skyline. Good roads, horse trails and four wheeler paths abound making the ranch very accessible. Lots of draws with cedar trees, pine trees, cottonwood trees, and huge expansion of grass covered hills and meadows with Cedar Creek flowing though the ranch north to south and North Fork of Cabin Creek on the South part of the ranch. There are 34 pastures and all fences are in excellent condition. Pasture size varies from 100 acres to 7,600 acres. There is approximately 1,000 acres of dry land alfalfa grass mix hay producing $\frac{3}{4}$ to 1 ton per acres a year depending on moisture. The ranch is a total of 64,812 acres of which 45,286 acres are deeded, 16,966 acres leased from BLM and 2,560 leased acres from State of Montana. Total acreage is contiguous. The ranch has five sets of remote corrals located conveniently for working cattle away from the headquarters. Three sets are on the east side, and two sets are on the west side. Most corrals are pipe construction.











Improvements - East Side



The ranch has an extensive set of working corrals made of steel pipe. It has a 30,000 pound scale and all of the chutes, tubs, head catches one would need to work 2,000 head of livestock. All are like new condition. Also in this area are several buildings, including a metal 50' x 96' calving barn, 60' x 120' Quonset hut for machine storage with half cement floor and half dirt, separate 30' x 100' barn with working corrals...





...with a windbreak and finally a 40' x 60' heated shop with 22' wide lean to running down the 60' side of the shop. Of course there is a complete cement floor. To finish this, there are also three 1,200 bushel grain bins and a "Cake" storage dispenser









Manager's House

About a half mile to the north of the lodge is the manager's house. It has four bedrooms, three full baths and two half baths with a two car garage and fully finished basement.

Then another half mile to the north from the manager's house is the main set of buildings and corrals for the ranch. The main house is a three bedroom, three bathrooms with a half-finished basement.

There is a one bedroom two bathroom bunk house.

There are two propane generators as backups. One that will run the shop and three homes at the headquarters and one for the main lodge in case of lost power.





Improvements ~ West Side

The 2nd set of improvements have complete headquarters of its own having two homes, one three bedrooms, two bath and the other four bedrooms, two and one half baths. 100' barn and a great set of steel pipe corrals and some other useful outbuildings. There is a propane generator in case of lost power that will run the entire headquarters.



WATER

The owner has been spending a lot of money over the years on capital improvements such as the water. One of the best watered ranches we have seen. Water is available in every section of the ranch. On the east side is about 100 miles of 2 inch main pipeline, 1 ¾ inch laterals. Water supplied by 6 electric wells, all connected to the main line. Wells are 75 ft. to 525 ft. deep, pumping 3 to 35 GPM. There are 48 stock tanks consisting of coffin tanks, rubber tire tanks, and fiberglass tanks and 20 uncompleted sites. On the west side, there is a 150 GPM well with 300,000 gallon storage that a 12 mile pipeline with 22 stock tanks and 1 hydrant, consisting of coffin tanks, rubber tire tanks, and fiberglass tanks. In addition to the 6 wells on the west side, there are 22 other wells. 13 of those have been converted from windmills to solar pumps. All the windmills have remained in place to add to the nostalgic of the ranch. There are 36 mostly spring fed reservoirs. In all 34 pastures cattle do not have to travel more than ½ mile to water. Uniquely, there is a hot spring in what is called the bull pasture.





Wildlife

Wildlife abound in the form of a resident elk herd, world class trophy mule deer, whitetail deer, antelope herd, and turkeys. The ranch is home to a greater sage grouse habitat - FWP documented seven leks (breeding grounds) where you can view the sage grouse dance. A number of pheasants and sharp-tailed grouse also inhabit the ranch.







To the North of the headquarters, about one mile away, is a very large reservoir that was at one time stocked with trout and bass by Montana Fish and Game.



Lodge ~ East Side



The Log Lodge features a 10,496 square foot home which allows you to entertain in a true Western Flair.

The furnished lodge offers unsurpassed, luxurious living.

Privacy abounds in this one-of-a-kind offering where Internet access keeps you in touch with family, friends and your business.



**A real Montana Lodge
providing ultimate comfort,
security and privacy for your
family and guests all in the
legendary way.**

**Made of log with a wood
burning rock fireplace in the
great room along with a dining
hall, several bedrooms and a
commercial grade kitchen.
The kitchen is outfitted with all
the pots, pans, dishes and
everything needed to prepare
gourmet meals for 30 people.
The dining hall has room for
everyone with five handmade
tables and benches. There is
also two half bathrooms for the
use of the dining area and
great room. Additional
freezers and refrigerators are
located downstairs.**



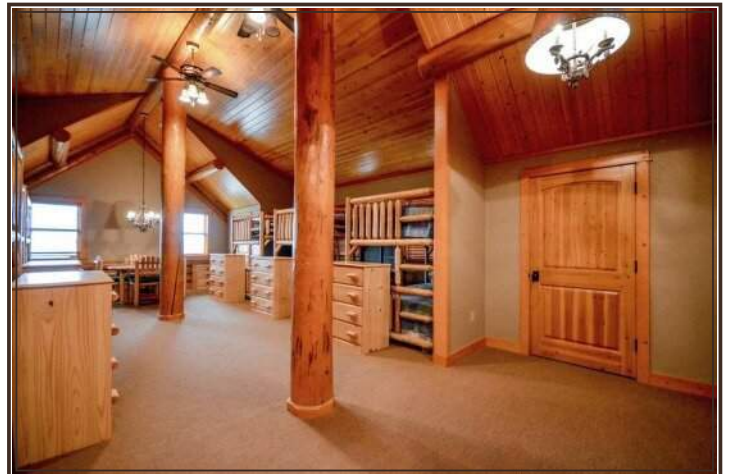


Relax watching movies, videos of the daily excursions in the theater room seating or curl up and read a book by the wood fireplace. Two game tables also provide a space to have fun.

The walkout basement has an additional bedroom with its own full bathroom, office, walk-in gun safe, pantry storage area, large mud room, mechanical room, laundry room and more. Off the basement is an attached oversized three car garage.



As you go up the stairs to the third floor, it is split into two sides. Each a copy of the other, including a large bunk room with six beds and a private room with another bunk bed. Two bathrooms with multiple sinks and two showers.





There are two master bedrooms each with their own large private full bathrooms on one side of the great room and four bedrooms with two Jack and Jill bathrooms on the opposite side of the great room.





**Have room for everyone to stay
while you are making memories
that will last forever.**



If you enjoy long range shooting, there is a metal statue of a dinosaur set at 1,000 yards for practice all from the comfort of the covered deck. One could set up additional targets for different distance up to two miles or more.



AVAILABLE AIRPORTS

Within one hour
drive

Glendive, MT

Sidney, MT

Within one to two
hour drive

Miles City MT

Williston, ND

Wolf Point, MT

Within three to
four hours

Glasgow, MT

Minot, ND

Bismark, ND

Billings, MT

INCOME OPTIONS

- Livestock...The L.I.T. Ranch has one of the best set ups for cattle;however other livestock such as buffalo, longhorns, or horses would flourish on either of the ranches as well. The ranch property would definitely allow for the construction of a private Airstrip and/or Helipad. This would allow for quicker access to the surrounding sights.
- Corporate Retreat...With the luxury log lodge this could also be the perfect venue for a corporate retreat. It has ample accommodations, a large gourmet kitchen, not to mention an absolute 360° spectacular view. Relax, Refresh, Rewind.
- Wind Turbines...A high voltage transmission line runs through the ranch on its way to Colstrip, MT. With the expansiveness of the ranch many wind turbines could be constructed on the property resulting in \$10.000 per year per turbine. Revenue from wind turbines would be best constructed on the Cedar Creek Ranch leaving the Lost In Time pristine and untouched.
- Carbon Credits...These are a market-oriented mechanism to reduce greenhouse gas emissions. Your set number of credits decline over time but your excess can be sold to another company.
- Ecotourism...Involving Ecotourism on your property is a form of tourism centering around awareness of the environment and the local community while being responsible and aware of you carbon imprint. The Lost In Time Ranch has an ideal layout to involve tourists in the Western way of living off Grid.



Acres: Deeded: 45,286

Bureau of Land Management Leased: 16,966

State of Montana Leased: 2,560

Crop Production: 1,000 acres of Alfalfa, Grass Hay

Average $\frac{3}{4}$ - 1 Ton/Acre

Water: 36 Dams with Ponds

28 Wells

Depth from 75' to 500'

GPM from 3 to 35

13 of these are Solar Powered

Windmill Towers are still in place

Pastures: 34 – Run from 100 acres to 7,600 acres

Capacity – Livestock: 2023 - 2024 the ranch ran 600 cows year round and 3,500 yearlings from May 1st to Dec. 1st.

Mineral Rights: Owner has none

Underground Tanks: None

Improvements East Side

1 - 10,496 Sq. Ft Log lodge with:

3 - Master Bedrooms with Full Bathrooms

4 – Private bedrooms with 2 Jack & Jill

Bathrooms

2 – Separate rooms with:

6 bunk beds (total of 12)

1 Private bedroom (total of 2)

2 Showers (total of 4)

3 Bathroom stalls (total of 6)

3 Sinks (total of 6)

Central Air



2 Fireplaces

1 - Large Commercial Grade Kitchen with all Stainless
Steel

1 – 50' x 96' Metal Calving Barn

1 – 60' x 120' Quonset Hut Machine Storage with ½
cement floor

3 – 1,200 Bushel Grain Bins

1 – “Cake” Storage Dispenser

1 – 100' x 30' Barn with corrals and windbreak

Great set of steel pipe working corrals a 30,000 pound
scale and all necessary chutes, head catches,
etc. Most only a few years old

1 – Manager's Home

4 Bedroom, 3 full bath, 2 – half baths

Completely Finished Basement with an attached
garage

1 – Bunk house

1 Bed, 1 bath

1 Main House by Shop

3 Bedroom, 2 bath

Improvements West Side

3 Bed, 2 bath with full unfinished basement

1 – Older Home

4 Bed, 2 bath, 1 half bath

1 – Barn with Steel Pipe Corrals

1 – 1,200 Bushel Grain Bin

1 – “Cake” Storage Dispenser



LOCATION

The ranch is located 20 miles South of Wibaux, Montana off Highway 7. Wibaux is a small country town with a Western Heritage. It has a colorful history with a charming commercial district. Enjoy a quaint lunch at the Tastee Hut or the Wibaux Palace Cafe. Dine out, no problem, great steaks at the Vaquaros Restaurant Casino and Cantina or the Shamrock Club. Top this of with a cool one at the Beaver Creek Brewery.

INFORMATION LINKS

[Glendive Dinosaur & Fossil Museum](#)

[Bully Pulpit Golf Course](#)

[Medora, North Dakota](#)

[Theodore Roosevelt National Park](#)

[Makoshika Dinosaur Museum](#)

[Rough Rider Museum](#)

[Lewis and Clark State Park](#)

[Whitetail Bay Park and Recreation](#)

[Four Bears Recreation Area](#)

[Blacktail Dam](#)

[Medicine Lake National Wildlife Refuge](#)

[McGuire Creek Bay](#)

[Silver Wolf Casino](#)

[Black Hills South Dakota](#)

[Crazy Horse and Mount Rushmore Sites](#)

[Sage Grouse Leks](#)

[Carbon Credits](#)

[Ecotourism](#)

[Wind Turbines](#)



RECREATIONAL SITES

Within one hour from the L.I.T. Ranch:

- Bully Pulpit Golf Course, Listed in the top 100 US Golf Courses
- Glendive Dinosaur & Fossil Museum
- Car Shows
- Musical Festivals
- Theodore Roosevelt National Park
- Theodore Roosevelt Presidential Library currently in construction
- Historical Tours
- Hot Air Balloon Rally
- Makoshika Dinosaur Museum

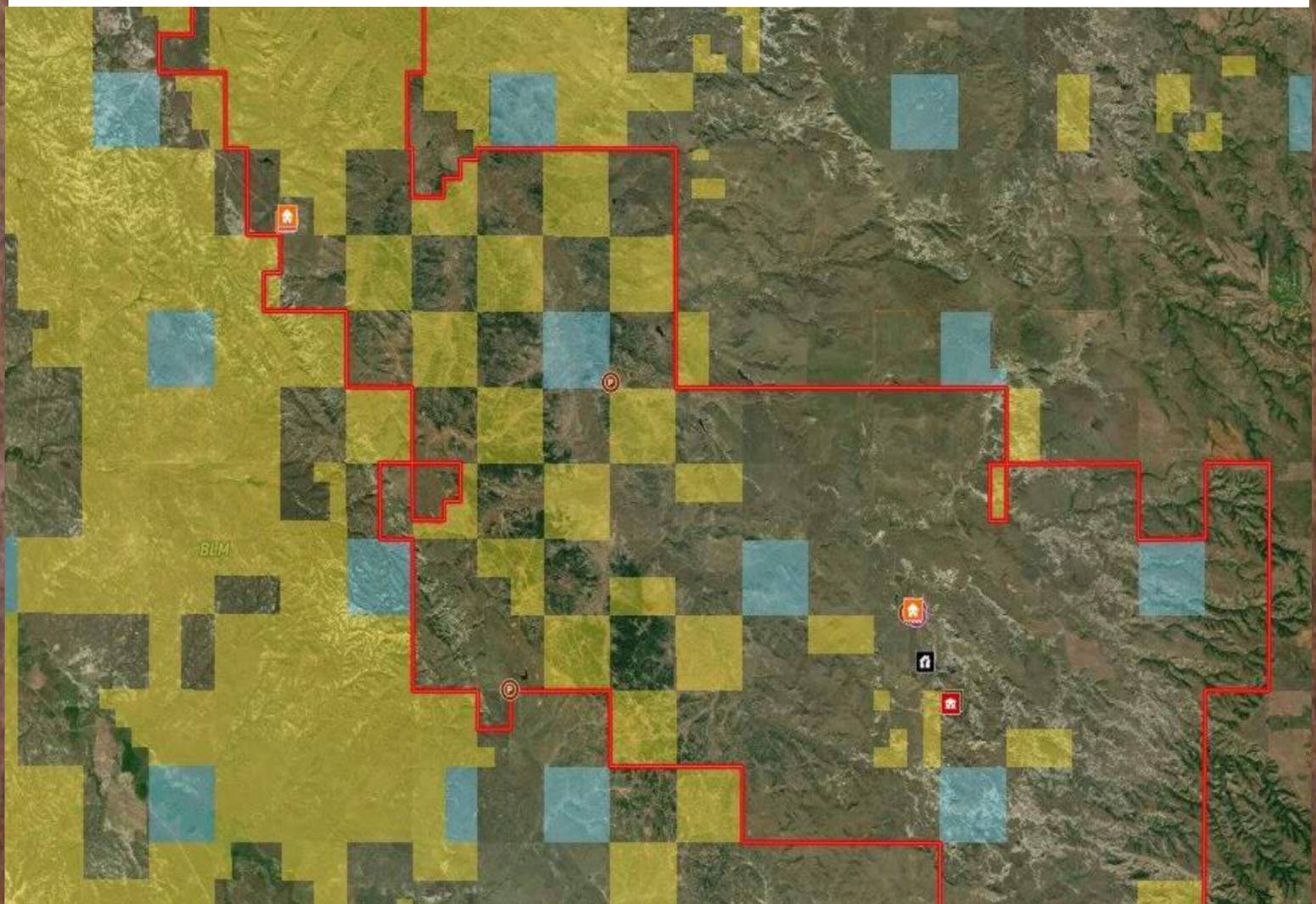
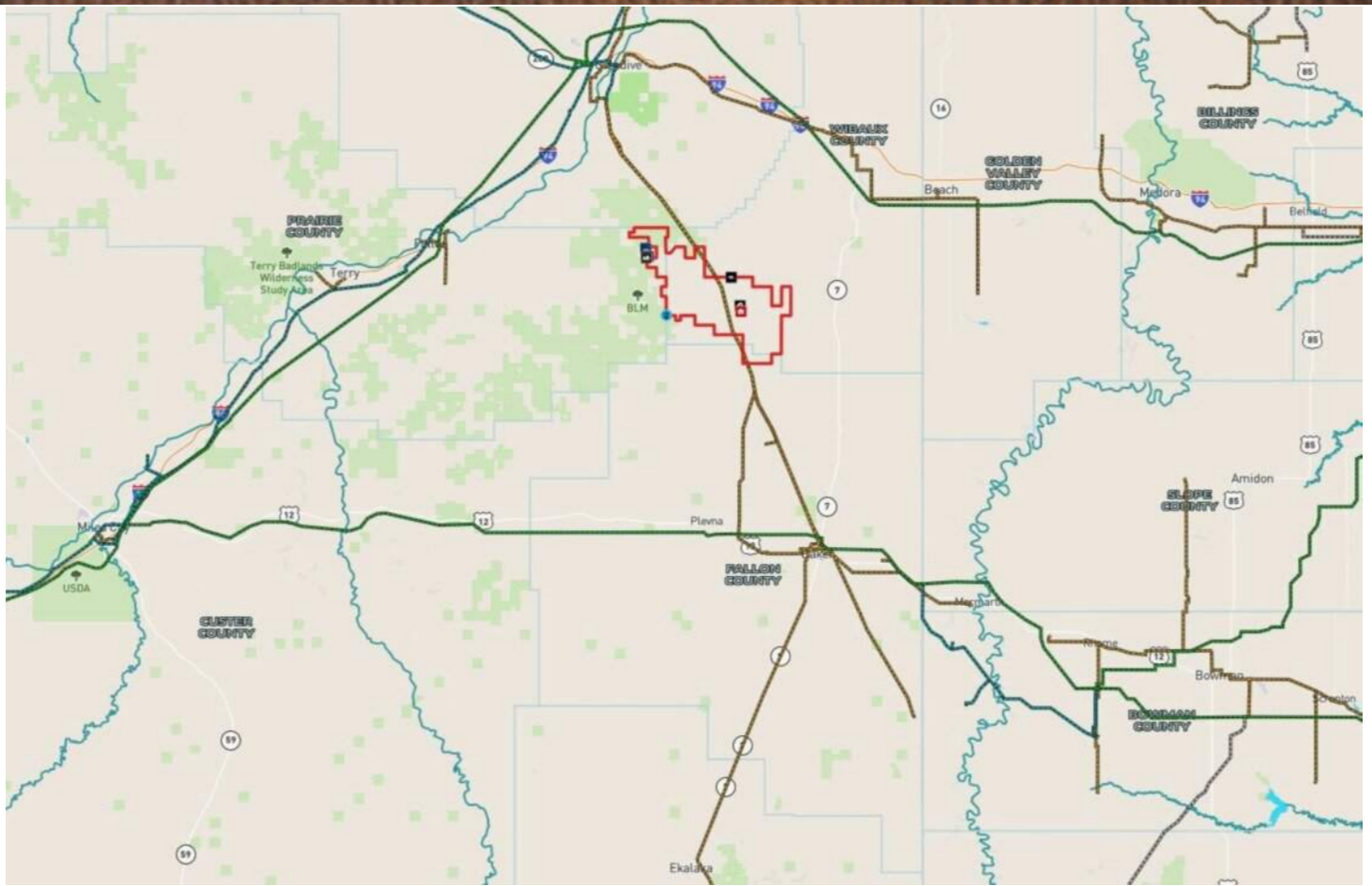
Within one to two hours from South Wibaux Ranches:

- Rough Rider Museum
- Lewis and Clark State Park
- Whitetail Bay
- Four Bears Recreation Area
- Blacktail Dam
- Medicine Lake National Wildlife Refuge
- McGuire Creek Bay
- Silver Wolf Casino

A days drive from the South Wibaux Ranches:

- Historical Black Hills of South Dakota
- Crazy Horse National Park
- Mount Rushmore
- Deadwood South Dakota







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Montana-Ranches.com

Broker of Pristine Property

Licensed in:

Montana, North Dakota

South Dakota, Wyoming



Co-Listed with Trophy Ranches, Tyler Mullaney, 406-491-3756

