

Wolf Creek Ranch, Denton

\$1,290,000

Location: Approximately 7 to miles to the north and east of Denton, Montana.

Acreage: 1,840 Deeded

Township 18 North, Range 15 East, MPM

Section 2	W2	320 Acres
Section 3	NE4	160 Acres
Section 9	SE4	160 Acres
Section 10	S2, S2NE4	400 Acres
Section 11:	W2	320 Acres

Township 19 North, Range 15 East, MPM

Section 34	SE4	160 Acres
Section 35	W2	320 Acres
Section 24:	S½SW¼	80 Acres
		1840 Total Acres

Livestock Carrying Capacity: 240 AUM on 796 acres.

Crop Land: Approximately 723 acres of dry land cropland, 215 acres of dry land hay ground and 106 acres irrigated hay ground.

Stockwater: Wolf Creek
Ox Creek
Smith Creek
2 stockponds

Timber: No commercial timber

Fencing: Approximately 10 miles of perimeter fence.

Improvements: Improvement includes fencing, and a 2 wheel and hand line irrigation system.

Precipitation: 14-16 inch precipitation zone.

Comments: This property is located in a productive agricultural area with high recreational amenities. The DFWP Beckman Wildlife Management Area is ½ mile to the east. The property has excellent upland bird hunting opportunities on 2 ½ miles of Wolf Creek.



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