

Tongue River Ranch

\$5,400,000

Location: 30 miles SW of Miles City, MT

Acreage: 20,284 ± total acres, of which 18,544± are deeded, 1100 ± acres BLM, 640± acres State lease.

Topography: River bottom to pine covered breaks.

Precipitation: 13.41" average normal precipitation

Carrying Capacity: Owner states approximately 600-700 AU's

Crop & Hay Production: There are 324+/- acres seeded to a legume grass mixture known as "Bighorn Pasture Mix." One of the flood irrigated fields is ripped up and needs to be seeded this spring. A new (2001) Reinke low pressure center pivot irrigates 288 ± acres. It covers a span of 2000 ± ft radius and has a new floating pump that is powered by an electric 125 H.P. motor. The remainder is irrigated with gated pipe, which is fed from an Izuzu diesel pump. In a normal year hay production capability on good alfalfa stands can exceed 5 tons per acre.

Wildlife: This ranch contains an incredible diversity of the most desirable wildlife to be found on a southeastern Montana ranch. The owner has allowed very little hunting. Whitetail, mule deer, antelope, Canadian geese, turkey, ducks, upland birds, including sharp tails and huns, plus pheasants frequent the area. There are some prairie dogs on the ranch that lend themselves to some fun times target practicing.

Stock Water: 13 miles of underground stockwater pipeline serving 33 water tanks. A 33,000 ± gallon steel stock water storage tank operating as an important part of the underground pipeline system serving summer pasture. 6 electric wells to serve both stockwater and domestic needs and 4 windmills. Numerous dams, dirt tanks and springs have been developed over the years.

Fencing: 4 wire fence

Weather: The Miles City area is known for its mild winters, nice spring weather, nice fall weather and hot July and August. The average annual precipitation from 1956 until 2005 shows Miles City receives 13.41". The really



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neat thing is that less than 2 1/2" falls during the months of November thru March. So what happens is that it usually falls when it will do some good. See the attached weather sheet.

Schools: Schools are in Miles City.

Improvements: An older 3-4 bedroom, 2 bath home with full, unfinished basement. 50' x 150' metal shop building with full concrete floor. 50' x 50' of it is insulated and heated. 30' x 60' calving shed 2 old mobile homes

Comments: The Tongue River Ranch lies along the north side of the Tongue River in a contiguous block. It has been operated as a cow/calf operation and is owner rated at 600-700 AU's. The cattle winter along the Tongue River in proximity to the irrigated hay fields. The pastures that a person would calve in lay closer to the buildings. Following calving the cattle are moved to the central and northern pastures of the ranch for summer grazing.



5± miles of Tongue River bottom, which some is wooded with cottonwood and brush, provide excellent winter protection from inclement weather and good protection in the spring for calving. The owner has machinery and equipment that may be available for separate purchase. With over 90% deeded land with end of the road privacy is very hard to find in the western U. S. today.

