

Capdeville Ranch

\$618,000

Location: Approximately 2 to miles to the north and east of Hinsdale Montana.

Acreage: 555.0 DEEDED

Township 31 North, Range 35 East, MPM

Section 23: SE $\frac{1}{4}$ SE $\frac{1}{4}$ 40 Acres

Section 24: S $\frac{1}{2}$ SW $\frac{1}{4}$ 80 Acres

Section 25: NW $\frac{1}{4}$ \pm 150 Acres

Section 26: NE $\frac{1}{4}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ NE $\frac{1}{4}$ 160 Acres
E $\frac{1}{2}$ less .24 Ac Hwy 79 Acres

Section 35: N $\frac{1}{2}$ NW $\frac{1}{4}$, less 5.53 Ac Hwy
& Less 13.1 ac RR 61 Acres

Total: 555 Total Acres

Carrying Capacity: DNRC rating of 174 AUMs.

Crop Land: Approximately 80 acres of dry land alfalfa/brome grass is present. 41.9 acres of CRP are present. The CRP will expire on September 30, 2012. The irrigated land is described below in the irrigation section.

Stockwater: Beaver Creek
2 Well(s)

Irrigation: 240 acres of irrigated land are served by the Milk River Irrigation District. The irrigated land is approximately 50% seeded to alfalfa/grass for forage production, and 50% western wheatgrass for hay/grass seed.

A State of Montana "Beaver Creek" water right, or permit, exists on the said property to convey water from the Beaver Creek to irrigated crop land for irrigation purposes, according to the seller.

Timber: None. The riparian zone has cottonwoods, and willow present on the banks. This timber is not commercial grade.

Fencing: There are approximately 6.5 miles of perimeter fence around the said property.



Capdeville Ranch

Improvements:

Improvement	Value
1. 6.5 miles of fence	4,000.00 per mile
2. 8 Irrigation Gate Valves	\$3,000.00 total
3. 2 water wells (livestock)	10,000.00 each
4. 3 2500 bu. grain bins	\$6,500.00 each
5. Concrete Water crossing	\$6,000.00
6. Permanent buried irrigation pipe	\$10,000.00
7. <u>± 240 acres of leveled land</u>	<u>\$240,000.00</u>
Total	324,500.00

County/Taxes: Approximately \$6000.00 of special/irrigation taxes and \$750.00 of property taxes. Once the said property is leased to a lessee, the State lessee would be responsible, to pay the \$6000.00 of special irrigation taxes. The transfer of the said property to the State owner ship would result in an approximately \$750.00 net loss to the Valley County tax revenues. The Valley County Commissioners have been briefed on this potential transfer.

School Buses: School buses routes run the County Road that provides legal access to the said property.

Precipitation: Land is within the 12-14 Precipitation zone.

Comments: This land has historically been managed in an exemplary manner. Alfalfa/grass fields are renovated every five years in order to maximize production. Western Wheatgrass fields are managed for grass seed when environmental conditions are favorable. Haying of these fields is an annual event. Pheasants and Whitetail are plentiful on the property. Beaver Creek supports walleye, pike, and catfish. State highway number 2 and county road "River Road Drive" provide legal access to the property.



Capdeville Ranch

