

# Lost Creek Farm

Stillwater County, Estimated Price: \$1,333,000

**Location:** 5± miles northwest of Molt, MT in Stillwater County

**Acreage:** 2,015.8± deeded acres (1,945.5± acres Dryland Crop Land and 70.3± acres Dryland Grazing)

**Crop Land:** 1,945.5± acres of dryland crop land of which 1,805.5± acres are currently planted mainly in wheat with some of this acreage in safflower. The remaining 140± acres are in alfalfa.

**Carrying Capacity:** There are 7.39 grazing acres and 312.61 acres of aftermath grazing currently available. The grazing capacity is presently limited by the lack of perimeter fencing around most of the parcels. If they were fenced in the future, the state could get additional aftermath AUMs.

**Stockwater:** There is not any developed stockwater on the property.

**Irrigation:** None

**Timber:** None

**Fencing:** Section 9 has a perimeter fence around it and Section 7 is partially fenced. The fencing appears to be in good condition.

**Improvements:** One grain bin on the far northeast corner of Section 21.

**County/Taxes:** \$4,961 annually

**Precipitation:** 10-14 inch precipitation zone



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**Comments:** The 2,015.8± acre Lost Creek Farm presents an opportunity to purchase four parcels of productive dryland agricultural lands in northeastern Stillwater County. The proposed acquisition adjoins existing State Trust lands (Sections 4 & 16-T2N-R22E). This acquisition would create a large block of 1,821± acres of Trust land which would be accessible at multiple points by three different county roads. The property supports antelope, deer and upland game bird hunting opportunities, as well as hiking and bird watching.

Revenue projections for agriculture and grazing lease estimate annual revenue to the Trust beneficiary of \$48,267. The dryland agricultural land is mainly planted in wheat with a crop/summer fallow rotation with some acreage rotated with safflower. The projected revenue would result in a rate of return of 3.62%. The sellers are not interested in leasing back the land and it is expected that the state would put each parcel out for bid for a new lessee. There are two agricultural lessees on the adjacent Trust land (Section 16) that could be potential bidders, as well as other competitive bidding potential due to the access from Cash, Dannenberg and Molt-Rapelje Roads.

In addition to the high rate of return, the parcels only have one structure, a grain bin on them, as well as some perimeter fencing. This area is a productive dryland agricultural area and would provide some additional income diversity for the Trust beneficiary.

