

Eustance Ranch

\$718,256

Location: This property is located directly adjacent to the Ulm Pishkun State Park, approximately 5 miles northwest of Ulm Montana and 10 miles west of Great Falls.

W1/2 Section 7 T20N-R23W, Section 12-T20N-R1E.

Acreage: Deeded: 897.82 acres
Leased



Carrying Capacity: Approximately 175 animal Unit Months on 709 acres of mostly native grazing land, although approximately 100 acres have seeded to introduced grasses and alfalfa.

Crop Land: There are 185 acres of crop land seeded to winter wheat. The expected average production would be approximately 25 bushels per acre due to seasonal moisture stress.

Stockwater: A water reservoir located in the NWNW, Section 7 captures spring flow and provides for seasonal stock water some years however, depending on season of use, water may need to be trucked in.

Fencing: The property is fenced on the boundary and cross fenced along the cropland.

Improvements: Fencing only

School Buses: Along County Road

Precipitation: Average Annual precipitation is 12 inches

Irrigation: None

Timber: None

Comments: This includes a major portion of the buffalo jump which has been the focus of the Ulm Pishkun State Park. The Park borders the ranch on the south end and has preserved the buffalo jump sites within the park boundary. The jump sites continue on the Eustance Ranch for approximately 1 mile beyond the state park boundary. There are reportedly several unexcavated jump sites on the ranch property along with associated stone circles and archeological sites. The majority of the ranch property is located on the plateau above the buffalo jump and offers spectacular views of the surrounding area. The native rangeland is in excellent condition due to light intermittent grazing the past several years. The property provides habitat for numerous wildlife species including antelope, deer, badger, rattlesnakes, huns, sharptail, pheasant, raptors and songbirds. Excellent access is provided through the property via the Ulm-Vaughn and Goetz county roads.



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