

Hatchet Creek Ranch



Presents

Hatchet Creek Ranch Fallon, Montana



2515 Main Street Miles City, MT 59301

Office: (406)234-1523

Wyatt Cell: (406)-852-4098

Monty Cell: (406) 853-1523

Pat Cell:(406)951-1873

Michelle Cell:(406)853-5214

Website: leshandcompany.com Email: wyatt@leshandcompany.com

Hatchet Creek Ranch



Acreage

1,360 +/- Deeded Acres

637 +/- acres grass and 723 +/-
tame pasture acres.

Rated at 50 pairs annually on the
ranch.

Or 150-175 yearlings for 3-4
months.

Location Fallon, Montana

Hatchet Creek Ranch is located 8 miles North of Fallon MT.

Improvements

Improvements include 3 wells, 2 on the South West side and 1 on the north east side. 3 water tanks. There is a small wire trap in fair condition. Power runs through most off the property and is easily accessible. On the North East side there is 1/2 mile +/- that is not fenced out from the neighbors. There is potential for gravel but has not been core sampled to see how much is there.

Hatchet Creek Ranch

Operation

This operation has been grazed and hayed on a yearly basis. Typically averaging .5 +/- tons per acre on the tame pasture which is mostly crested wheat. There is potential to put the 723 +/- acres of tame pasture back into row crop production.

On the cattle side there is 3 wells. On the north side of the place is a newly drilled 300' well that is currently being run off solar but has power stubbed up to it, this well pumps 15-20 gallons per minute. 2 are located by the wire trap on the south west side one is 115' deep pumps 1-3 gallons per minute and is run off solar power. The other is 130' deep pumps 3-5 gallons per minute and is electric, this well has 2 tanks by the well and a 1/2 mile pipe line run to a tank.

This property has power through it and is easily accessible.



Hatchet Creek Ranch



Brokers Comment

Here is a chance to expand or to get started in agricultural. This place has options! Hay it, graze it, farm it. With easy access to the interstate via 5 miles of good gravel roads.

PRICE
\$1,290,000

TERMS
Cash

RE TAXES
\$2,671

The information contained herein was obtained from the owner and the other sources deemed reliable, but is not guaranteed. Prospective buyers are advised to examine the facts to their own satisfaction. Listing made subject to error, omission, change of price, prior sale and withdrawal without notice.

PO BOX 1231 2515 Main Street Miles City, MT 59301
Office: (406)234-1523
Wyatt : (406)852-4098