

DTP Ranch



Presents

DTP Ranch Wibaux, Montana



2708 Main #2 Street Miles City, MT 59301

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DTP Ranch



Acreage

6,702 +/- Deeded
Acres

1,747 +/- State Leases

8,149 +/- acres grass and
300 +/- dry cropland acres.

Owner rated at 450 pairs
and 100-200 yearlings
annually on the ranch.

650 +/- acres are improved
pasture or hay land.



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— REAL ESTATE —

DTP Ranch

Location

Wibaux County, Montana 24+/- miles north of Wibaux MT.

Improvements

A ranch style Tri-level home built in 1979 with 6 bedrooms, 2 3/4 bathrooms and a 4-stall garage. 40x80 Quonset with concrete floor built in 1975, 40x100 Quonset concrete floor built in 1973, 40x74 pole barn built in 1974, 20x72 pole barn built in 1988. The current owner has built a new set of steel corrals.



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Operation

This ranch is very productive, putting pounds on cattle with grass.

This ranch is watered from 5 wells and 7+/- miles of pipelines, multiple reservoirs, and a developed spring that flows year-round. Located at the Headquarters is another 1,200' well.

The fences are in good condition and located to allow for the maximum utilization of the grazing resources of the ranch.

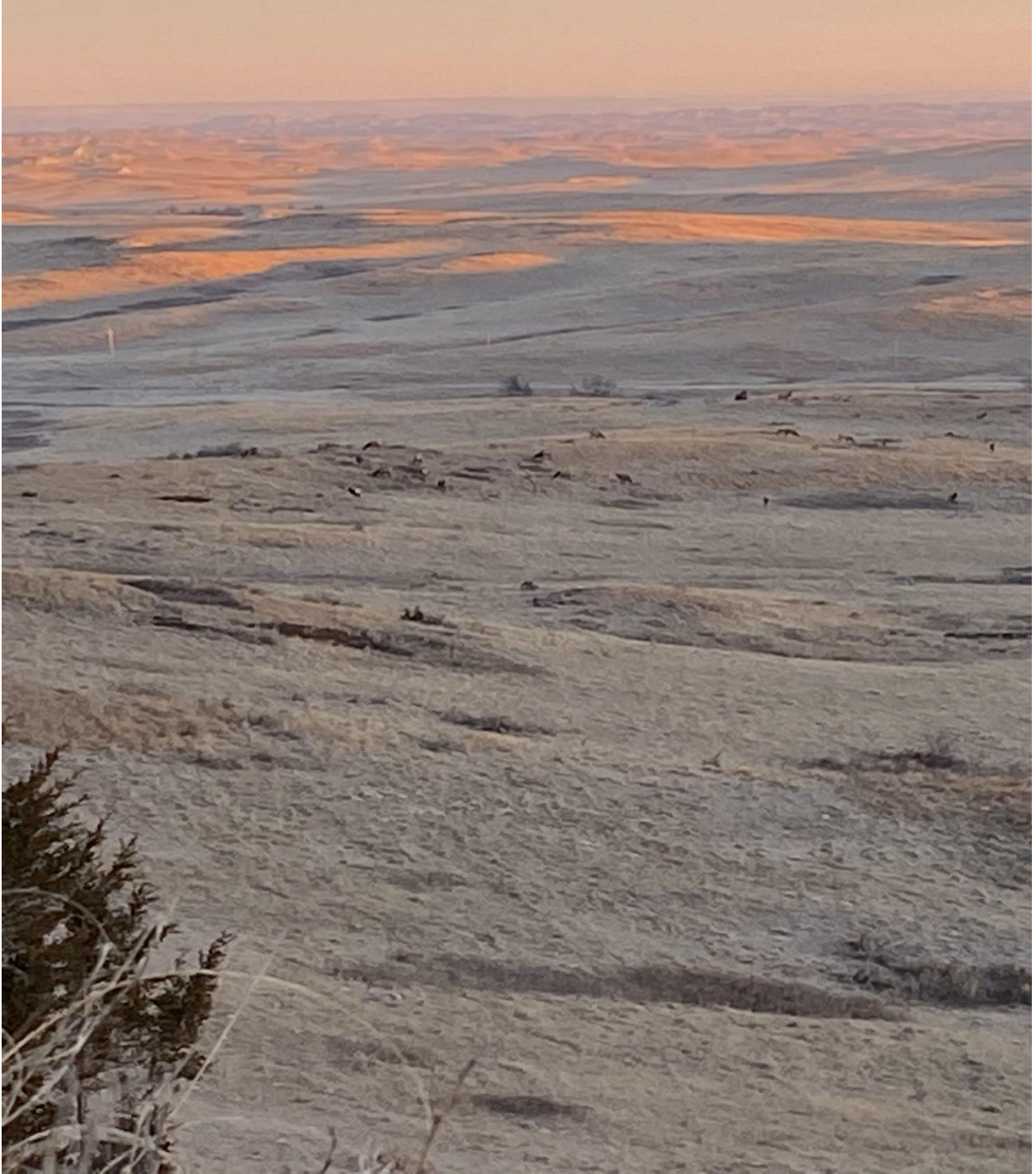
The ranch has its share of wildlife, mule deer, upland birds, elk move through the ranch from time to time and other wildlife call the ranch home.



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Elk Grazing on the south end of the Ranch.

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Brokers Comment



Open rolling pastures with tree lined draws and a few rougher breaks. Pipeline water, springs and reservoirs provide livestock with clean reliable water year around. Excellent improvements, strong grass and a good location make this a ranch worth looking at and owning.

PRICE
\$6,900,000

TERMS
Cash

RE TAXES
\$4,930

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.

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