

LESH & COMPANY

★—★—★—★—★
REAL ESTATE ★—★—★—★—★

Presents



Little Rosie Ranch

Located 1 hour West of Jordan, MT and 3 hours from Billings, MT

Total of +/- 7,143 acres
Consisting of +/- 3,228 deeded acres
BLM allotment of 3,915 acres
510 +/- acres of farmland
40 acres of of dike-flooded hay ground

OPERATION

The Little Rosie Ranch consists of 3,228 +/- deeded acres of rolling grass hills and draws, a 3,915 +/- acre BLM allotment, 510 +/- acres of farmland, and 40 acres of dike-flooded hay ground. The owner estimates the stocking rate at 150-200 AU's per year. 793 AUM's on the BLM allotment. Pastures are crossed fenced for rotational grazing and feeding in the winter.



IMPROVEMENTS & RESOURCES

Included are two small buildings, one being a bunkhouse and a shower house. The ranch is also equipped with a heavy duty set of steel corrals.

One electric well runs a pipeline through the whole ranch that runs 6 water tanks, 4 in the deeded acres and 2 in the BLM allotment all in good working condition. Pipeline water is supplemented with 5 reservoirs.



RECREATION

The Ranch's BLM allotment borders over 60,000 acres of BLM and State land that eventually leads to the Charles M. Russell National Wildlife Refuge. This is a hunters paradise located in the 700 district which holds record breaking Bull Elk and Mule Deer, and also inhabits Whitetail, Antelope, Wild Turkey, Sage Grouse and Pheasants.



The Little Rosie Ranch is offered for sale at
\$3,000,000.

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.