

## PLANT HEALTH CARRYING CAPACITY IMPACTS PLANT VIABILITY

Article Written By: Gayle Smith

Determining the carrying capacity of summer grass can not only help a producer calculate forage availability, but it can also help them manage their range resources. “Good range management practices are important for the long-term sustainability of our range resources,” according to Karla Jenkins, University of Nebraska beef cattle extension specialist. Jenkins presented a recent webinar on “Calculating AUMs.”

“The importance of good range management has become particularly obvious since last year’s drought,” she explained. “If we don’t keep a good handle on how we graze our pastures, it can cause long-term damage that may take a long time to heal, or may never heal.”

### RANGE RECORDS

Although Jenkins said producers can use estimates to get a good starting point on how heavily to graze, good annual production records are more important. “Many factors can impact the actual carrying capacity of the range,” she explained.

For example, the physiological state of the animal, such as whether it is lactating, can cause the animal to consume 20 percent more forage. Insect damage, hail, drought and fire can also impact range conditions. “It is hard to know if we are getting where we are going if you don’t know where we’ve been,” Jenkins continued.

Producers should keep track of when and how long cattle were in each pasture, how many AUMs were used and the amount of rainfall received in the pasture. “Actual records are a much better estimate than a book value of what the value of that pasture will be over time,” she said.

Taking photos is also a good way to remember what a pasture looked like and how it has changed over time. Producers should take photos of the same area with a distinct marker so they can see how the pasture has changed. This marker can be anything from a steel post to a landmark.

### STARTING POINT

One animal unit month (AUM) is equal to 780 pounds of air-dried forage. One animal unit day (AUD) is equal to 26 pounds of air-dried forage. One animal unit (AU) of beef is a 1,000-pound animal. Jenkins reminded producers that since not every animal weighs 1,000 pounds, they need an estimated weight of the animal to accurately determine AUMs – or an animal unit equivalent (AUE). For instance, a 1,200-pound cow is 1.2 AUEs, a 300-pound calf is 0.3 AUEs, and a 2,000-pound bull is two AUEs.

“It is important to figure in the bull when calculating AUMs,” Jenkins said. “He will be consuming a considerable amount of forage during the time he is in the pasture.”

Continues on page 4



# RANCHES FOR SALE



## OREGON GUTIERREZ CATTLE RANCH

The Gutierrez Cattle ranch offers 72,000± acres of unparalleled hunting and fishing opportunity. The ranch consists of 21,529± contiguous deeded acres together with attractive grazing permits in Ochoco National Forest. The ranch is located 65± miles east of the Redmond/Bend area in Central Oregon. Wildlife includes elk, mule deer, antelope, wild turkeys, cougar geese and ducks. Excellent fishing opportunities exist for red band rainbow trout and small mouth bass on the North and South Forks of the Crooked River. The ranch has excellent production capabilities and is owner rated at 2,400 animal units with a complete livestock inventory in place. The water resources are extensive with 2,300± acres of pivot and flood irrigated ground, seven lakes, 9 irrigation wells and 5± miles of river frontage. Post, Oregon - \$19,900,000



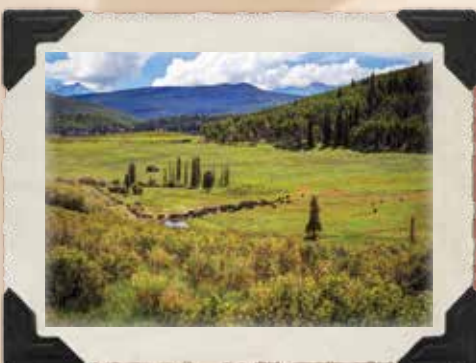
## OREGON ROCKY RIDGE RANCH

Rocky Ridge Ranch is a beautiful, well-maintained cattle/hay ranch located in north central Oregon. Orchard grass hay fields, grazing pastures, timbered lands and a scenic overlook of the White river are all part of the property comprising the ranch. Black Angus cattle with an additional fly-fishing business are the basis for this excellent opportunity. Excellent soil and hay production round out the benefits of ownership in one of Oregon's best agricultural areas. 1,030+- acres total, 670+- acres of water rights, 600+- acres of water storage, and currently 500+- acres under irrigation with up to date components and well-engineered layouts provide for the efficient operation on the ranch. Wamic, Oregon - \$3,000,000



## NEW MEXICO RAINY MESA RANCH

Beautiful and remote, Rainy Mesa Ranch consists of approximately 350 deeded acres with an additional 54,000 acres of Forest Allotment. The Negrito/Yegas Allotment allows 320 head and 14 horses. The Negrito Creek runs through this ranch creating amazing habitat for the wildlife and is known for excellent hunting of deer, elk, bear, javelina, turkey and mountain lion. The property has excellent improvements including an owner's home, manager's home and several cabins along with a variety of ranch improvements with an "end of the road" location and the feel that you are the only one in the whole forest. Reserve, New Mexico - \$3,900,000



## COLORADO LAZY CF HEADQUARTERS RANCH

Tucked away within the Gunnison National Forest and on the headwaters of West Muddy Creek, the historic Lazy CF Ranch Headquarters represents the best of Western Colorado. With 320 acres of mostly irrigated land, 10 spring-fed ponds one of which supports a strong trout population and early water rights from the Twin Spruce Ditch and 65 shares from the Ragged Mountain Water User's Association. This ranch combines the authentic old west with a sportsman's paradise, for hunting deer, elk and bear. Somerset, Colorado - \$4,800,000



**COLORADO BEAR WALLOW RANCH**

The Bear Wallow Ranch is situated in the mountains of Western Colorado. It is comprised of 2,600 +/- deeded acres with forest service and BLM grazing leases. This 2,600 recreation/cattle ranch boasts quality improvements, end-of-the-road seclusion, a five-bedroom three and one-half bath home, guest house, lodge, equipment barn, hay sheds, cattle handling facilities, senior water rights, numerous ponds, direct-private access to public land, abundant wildlife, and excellent hunting; all within an easy 15-minute drive to the very reliable Rifle/Garfield County Airport. Bear Wallow Ranch offers a unique opportunity to experience ownership of western Colorado's great treasures, along with an opportunity for personal, family and corporate recreation and enjoyment. Glenwood Springs, Colorado - \$37,500,000

**COLORADO CURTIS RIDGE RANCH**

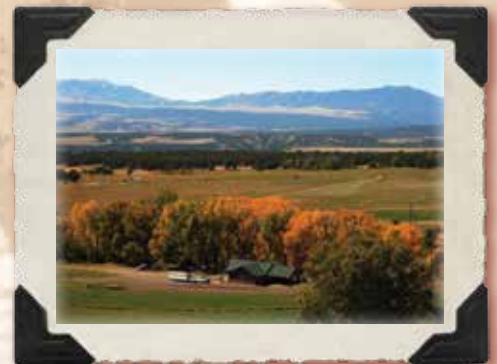
Curtis Ridge Ranch is a rare opportunity to own a large parcel of beautiful Colorado high country in the heart of the Rocky Mountains. The 2,266-acre ranch has a private reservoir, borders the Arapaho National Forest, and has several exquisite home sites with views of the Williams Fork Reservoir and the Continental Divide. The ranch has excellent elk and mule deer habitat, as well as private fishing in Sylvan Reservoir. The ranch is currently used for grazing cattle and elk and mule deer hunting and would make a wonderful family retreat or could be used as a development opportunity. Parshall, Colorado - \$12,533,246

**COLORADO B BAR K RANCH**

The ranch has a total of 996 acres, of which, one half is hay meadows and pasture and the balance is a mixture of pine, fir and aspen trees. The ranch is protected by a conservation easement which allows for additional primary residences and various supporting structures, and additional manager or caretakers homes. A magnificent stone residence of just over 16,000 square feet has 9-bedrooms, 12-bathrooms, 23-seat theater, 16-person hot-tub, exercise room, library, and many other features, is but one of the primary structures. A world-class barn and arena has a total of 45,890 square feet under one roof. Additional amenities include: 19 stalls with individual heating, electric watering, individual runs. Evergreen, Colorado - \$11,800,000

**COLORADO WINDSONG RANCH**

The 325-acre Windsong Ranch is located north of the Huerfano River Valley in Gardner, Colorado on the southwestern slope of Green Horn Mountain. This is an area of small to very large working and recreational ranches. The views from almost every place on the ranch are outstanding with The San Isabel National Forest and the Greenhorn Wilderness only a mile from the front gate. This ranch is a rare find as it has all the attributes many buyers are looking for such as live water, good agricultural production, a newer residence, hunting, fishing, and year-round recreational activities that include hiking, horseback riding, biking and 4-wheeling with accessible year-round access. Gardner, Colorado - \$1,750,000



At some point, the calf will also need to be added to the amount of AUMs needed. Jenkins suggested that for a cow that calves at the end of March, the calf will need to be added to the AUMs in June.

“By then, it will be consuming enough forage that it will need to be accounted for,” she explained. “As we go through the grazing season, we will need to account for the calf eating about one percent of his body weight while he is nursing the cow. That amount will slowly go up as his body weight increases.”

For a 1,100-pound cow and 300-pound calf, Jenkins averages the average forage demand to 1.4 AUEs per pair from May through October.

To determine the number of AUMs needed for 100 head of cows, multiply the number of pairs by 1.4 AUEs per pair and again by six months. One hundred pairs and four bulls grazing for six months, for example, will require 856 AUMs.

#### AVAILABLE AUMS

Once the producer has determined how many AUMs are needed, the next thing that needs to be considered is how many AUMs are available.

Forage availability is estimated by vegetative zone, soil type, range site, plant species and rainfall. Differences in rainfall can cause differences in vegetation, Jenkins said. Using a vegetative zone the range is located in can help the producer determine how much carrying capacity the range has by providing a starting point. The producer will then have to evaluate the range on past management, rating the condition from excellent to poor.

Jenkins said if carrying capacity is 0.30 AUM per acre, the number of estimated acres of forage needed can be determined by dividing total AUMs need by AUMs produced per acre. For the 100 pairs and four bulls used in the previous example, 856 AUMs divided by 0.3 AUM per acre require 2,853 acres of estimated forage. “Determine what your pasture is,” Jenkins encourages producers. “The goal is to not only have long term sustainability of a range, but we also want to have good utilization, so we need to know what we are working with.”

#### MAKING MEASUREMENTS

A special measuring device called a hoop or a square can be used to provide an estimate of how much forage is in a pasture. Jenkins recommends taking samples in several different areas of the pasture because there will be several variations.

Once the hoop is placed on the ground, everything should be clipped inside the hoop, placed in a bag and air-dried and weighed on a gram scale. Depending upon the size of the hoop, a conversion factor will help the producer determine how much forage is in the pasture. Jenkins said once the amount of forage is estimated, it has to be converted for the take half and leave half formula.

“It is important to take half and leave half because the plant has to regenerate its roots and be able to grow for the next year,” she explained.

Typically, 50 percent of the plant is vigor, 25 percent is for insects and trampling and 25 percent is for livestock use, she said.

Once the producer has determined how much forage is available in the pasture, he can determine how best to graze it based on whether it is predominantly a cool or warm season grass and how many cattle he has to utilize it.

#### About the Author:

*Gayle Smith is a correspondent for the Wyoming Livestock Roundup. Send comments on this article to [roundup@wylr.net](mailto:roundup@wylr.net).*



# RANCH CO RANCHES FOR SALE

## COLORADO WAHL HORSE FARM

The 37 acres of the Wahl Ranch lies at the base of the Rocky Mountain foothills.

The 5,300 square foot home boasts majestic views of the Rocky Mountains, including the back range peaks, a year round 1.3-acre stocked pond with an island and beach, water rights and healthy fenced pastures for your livestock. The five-bedroom, four and one-half bath home is tastefully appointed, with wrap around Brazilian Redwood decks, walk-out lower level and attached three-car garage.

To complete this horse property, there is a five stall horse barn with tack room, outdoor horse runs, a 140' by 240' foot outdoor arena and 60' round pen, plus ten acres of irrigated hay ground that produces approximately 300 to 400 small square bales of grass hay each year with one cutting. Loveland, Colorado - \$1,150,000



## COLORADO WHITE LUPINE HOMESTEAD

White Lupine Homestead is located in Eagle Ridge Ranch, which is a 4,900-acre shared ownership ranch located in the Ohio Creek Valley near Gunnison and Crested Butte, Colorado. The Ohio Creek Valley is a pristine mountain valley, which has been largely unspoiled by development. The ranch is protected from further development by a conservation easement and therefore and shall remain an exclusive natural paradise forever. Eagle Ridge Ranch is the winner of the Colorado Governor's Smart Growth award. This "ranch preserve" is a working ranch owned by 15 owners, each with their own parcel of land and residential homestead site.

Gunnison, Colorado - \$1,850,000



## COLORADO VAGABOND RANCH

The Vagabond Ranch is a rare opportunity to own 108 acres that is completely surrounded by the Arapaho National Forest. The Vagabond has over 1.4 miles of private water on Willow and Bill creeks running through the property containing native brook trout. The ranch also boasts nearly exclusive access to some of the very best Rocky Mountain Elk habitat on the adjoining Arapaho National Forest. The ranch's improvements consist of a remodeled log home with five bedrooms, a three-story, five-bedroom log home with vaulted ceilings in the living and dining area, a manager's house, and two cozy log cabins. Granby, Colorado - \$2,500,000



## COLORADO PINE RUN RANCH

Located on 60 acres, Pine Run Ranch is just north of Falcon, Colorado with Pikes Peak as a backdrop to the west. Ponderosa Pines, natural grasses, sedges and rushes distinguish the local ecosystem while rolling hills and a pond complete the setting. The ranch has multiple barns, residences and an indoor arena and was once a working equestrian boarding and breeding facility. Pine Run Ranch is a landmark on Meridian Road with its white washed painted fence and coordinating white barns with green roofs giving the grounds a peaceful and serene feel of working farms of days gone by.

Falcon, Colorado - \$899,000



# RANCHES FOR SALE



## COLORADO 4 TO THE ROYAL

4 To The Royal ranch is located minutes from Castle Rock, Colorado. Featuring a six-stall horse barn, hay barn and large toy barn/storage building along with another barn for smaller livestock, this 50-acre ranch is entirely fenced, including four lush pastures, loafing shed and outdoor arena. The estate boasts an 8,600 + square foot home with every amenity including end-of-the-road location and 360 degree views of the Rocky Mountains along with a modest manager's home. Pine trees, rock outcroppings, seasonal waterfall, abundant wildlife, and privacy make this a perfect ranch. Castle Rock, Colorado - \$2,750,000



## COLORADO HERNDON RANCH

The 48 acres of the Herndon Ranch lies at the base of the Rocky Mountains, in a rural, upscale ranch area of Loveland, Colorado. The 4,200 square foot mountain lodge style home boasts majestic views of the Rocky Mountains, including the back range, a year round spring fed four acre lake, water shares and healthy pastures for your livestock. Much of the acreage is sub-irrigated. The four-bedroom, three and one-half bath home is tastefully appointed and has a magnificent west facing wall of windows that frame the impressive views of the Rocky Mountains, your personal lake and pastures. Loveland, Colorado - \$910,000



## COLORADO QUARTER CIRCLE 4 RANCH

Located in the Egeria Valley near Toponas, Colorado, Quarter Circle 4 Ranch includes 1,520 +/- deeded acres with 4,109 acres in a BLM lease permitting for 575 Animal Units. Modest improvements are located on the ranch including barns, metal workshop and a three-bedroom, one-bath modular home with basement. This ranch setting allows for a true agricultural operation, picturesque scenery, solitude and a variety of wildlife, hunting and recreational experiences. Toponas, Colorado - \$3,350,000



## COLORADO PARKER FARM

Parker Farm is an excellent, productive farm, with water rights, for someone who wants a beautiful home in a location that would allow for easy commuting to many parts of the Denver metro area and other front range locations. This 155-acre farm could also be used as a purebred cattle operation or a horse breeding facility. If views are important the Parker Farm has mountain views in abundance. Keenesburg, Colorado - \$1,200,000



**COLORADO MOUNTAIN VIEW STABLES**

Mountain View Stables and Arena is a 140-acre property with two irrigation wells and a Valley pivot covering 35 acres. This property has an 80' x 225' indoor arena with dust control system, along with a 140' x 200' outdoor jumping arena, and 140' x 240' barrel/roping arena. Most of the fencing and corrals are pipe and steel. There are four large pastures, stalls with runs, turn out areas with loafing sheds and 19 indoor stalls. Having great access from I-25, this property has been used for roping, barrel events, and as a permitted horse facility for many years, but could easily be converted in to a registered cattle operation. Fort Collins, Colorado - \$1,775,000

**COLORADO GOLF AND EQUESTRIAN PROPERTY**

154 acres adjoining and within a gated private golf community just a few minutes from downtown Parker and 35 minutes to Denver International Airport. This property boasts panoramic views of the Front Range including Pikes Peak, Mount Evans and Longs Peak. The property sits above the Colorado Golf Club, a private golf course, and is accessed by Betts Road, a public paved road off of Hilltop Road.

It is ideally suited as a high-end private equestrian property or for other possible development that may be allowed under land use planning in Douglas County. Deeded underground water rights as well as an active well and water tap serve the property. Parker, Colorado - \$3,500,000

**COLORADO ELKHORN CREEK RETREAT**

Located just 35 miles northwest of Fort Collins, the 146-acre Elkhorn Creek Retreat borders the Roosevelt National Forest on the south with the Elkhorn Creek running through the entire property. The modern log cabin is warm and inviting, with all needed amenities including three bedrooms, two bathrooms, a large country kitchen with wood stove, a wrap around deck, plus private balconies that overlook the hay meadows, national forest and creek below. The property also includes a 3,000 square foot fully foam insulated equipment barn with concrete floors, overhead doors and a second building pad has utilities stubbed in.

Elkhorn Creek Retreat is rich in history dating back to the early 1800's. Livermore, Colorado - \$990,000

**COLORADO NOE ROAD RANCH**

Located in southern Douglas County and just southwest of the sleepy little town of Larkspur, one will find the 90-acre Noe Road Ranch which provides the allure for building your dream ranch set against a spectacular backdrop of pine covered hills, grassy meadows and a small meandering creek. Larkspur, Colorado - \$1,200,000



# EXPERIENCE...MEET OUR



## BART MILLER

As managing broker of Mason & Morse Ranch Company, Bart Miller oversees the daily business operations and licensing of the firm. Since 1998 he has managed the company's real estate land sales marketing efforts helping grow the company's reach across the western United States. He is dedicated in guiding and supporting the well-qualified and experienced team of ranch, farm and recreational land brokers representing clients across the western United States. Bart is the President - Elect of the Colorado RLI Chapter and is an Accredited Land Consultant "ALC" through the REALTORS® Land Institute. He has completed a Master's degree in Real Estate Development and Construction Management from the University of Denver. His experience as a land consultant, education in real estate finance, land planning and construction systems are essential to a buyer when looking for current land with long-term urban or agricultural development potential.



## RUE BALCOMB

Rue Balcomb joined Mason & Morse Ranch Company in 1998. A 5th generation native of Colorado, she graduated from Colorado State University with a degree in Animal Science concentrating on farm and ranch management. She worked in the land title insurance business and as an escrow closing assistant before actively selling real estate. Rue's family owns ranch and rural recreation properties in Colorado, which she assists in managing and preserving the natural resources. Recently she has completed conservation easements on three of her properties, allowing her a firsthand knowledge of the process and benefits in conservation. She is a member of Aspen and Glenwood Springs Board of Realtors, REALTORS® Land Institute, Rocky Mountain Elk Foundation.



## TED SCHAAL

Ted Schaal has been focusing primarily on agricultural properties - working and investment quality ranches, farms, and guest ranches - for most of his 25 years career. He has been instrumental in pioneering many of the ways in which these types of properties are marketed today. He is very committed to the sellers and buyers for whom he works, and limits the number of properties and/or buyers, he will represent at any one time. He maintains an extensive network of broker affiliations and personal contacts which are invaluable when it comes to selling a ranch, or searching for a special property for a buyer.



## ROBB VAN PELT

Robb Van Pelt was raised on a working ranch, following the tradition of his fourth generation Colorado ranching family. After working for Colorado National Bank in their Trust Real Estate Department, Robb continued his career appraising, managing, and selling ranches. In addition to over 35 years of ranch real estate experience, Robb's continued success in ranch sales stems from his authentic relationship with the western ranching lifestyle. He keeps an eye on the livestock markets, ranch operations and land values by overseeing a small yearling operation and a large herd of horses. Robb has a guide and outfitter's license and is a partner in Snowmass Creek Outfitters, an outfitting, guiding and hunting operation in the prestigious Snowmass Creek Wilderness area. He is a member of the American Quarter Horse Association, Colorado Cattlemen's Association and the United States Team Roping Association. Robb is licensed in Colorado, Montana, Nebraska, New Mexico and Oregon.



## LINDA NIEBUR

Linda Niebur has owned and worked in large farm operations, ran a successful chemical application business and worked with local farmers and ranchers first hand. She is a broker who is familiar with crop production, agricultural leases, water rights, conservation easements and mineral rights. She grew up helping to maintain the ever-expanding operations of her family's farm. Using that knowledge translated into an up-start farm operation with over 9,000 acres raising wheat, corn, soybeans, and sunflowers. A chemical business was run simultaneously to farming as a natural outreach to work with others. As an active member of the National Farmers Union she has worked to help implement Farm Bills and aid in the renewable energy projects in Washington D.C. Her affiliations include The Colorado Association of Realtors, The National Association of Realtors, and the REALTORS® Land Institute. She is currently a licensed real estate associate broker in Colorado, Kansas and Nebraska.



## ROGER DRYDEN

Roger Dryden, principal broker, lives and works in central Oregon and maintains connections with ranch and farm owners throughout eastern and southeastern parts of the state. He brings an extensive background of business management as well as a passion for being out on the land and is available throughout the entire state to meet with sellers and buyers to assist them in the marketing and acquiring of Premier properties. Roger and his wife are in the cattle business with a small herd of black angus heifers which are bred and sold each year. His background includes working on the historic White Horse ranch in southeast Oregon.





# TEAM OF PROFESSIONALS



**JOHN STRATMAN**

John Stratman is a third generation rancher. He has owned and operated a ranch in eastern Colorado raising registered Red Angus seedstock and Quarter Horses. Professionally, John spent 18 years with MetLife's

Agricultural Investment Department where he held various positions from Field Representative to Regional Manger before going into real estate marketing. In addition to making agriculture real estate loans, investment activities included purchasing, managing and marketing large agriculture properties in several western states. During his corporate career, John lived in various Western states where he became familiar with the agriculture and property. At Mason & Morse Ranch Company, John specializes in large farm and ranch properties in the western U.S., which is allowed by his in-depth knowledge of the laws and issues facing western ranchers and ranch buyers.



**BILL GEORGE**

Bill George is originally from White River Junction, Vt. Bill has worked on ranches since 1999, and was the general manager and foreman of the largest working cattle ranch in Summit

County, CO from 2004 to 2011. His intimate knowledge of working ranches, as well as home owners associations, gives him firsthand knowledge of water rights, irrigation, hay production, cattle breeding, herd development, livestock marketing, range management, animal husbandry, horse care, horse training and breeding, wildlife habitat management, ranch budgeting and conservation easements. Bill is also an accomplished big game hunting guide and is very familiar with the recreational aspect of today's high country ranches.



**TOM SCHENK**

Tom grew up in Missouri, lives in the Pacific Northwest, and often travels extensively to work on farm value-improvement projects in Texas and Florida, and Arizona. He claims

to be one of the few rednecks to graduate from the University of California - Berkeley where he received business degrees in both Real Estate and Finance. He spent a great part of his career with major Wall Street firms, 22 years as a commodity trader, and even had his own investment advisory firm. Investment-grade farmland is just such a space where traditional farming operators must communicate information on a subject that can be far outside of the experience or understanding of many institutional or private client investors. Tom likes the challenge of bridging the communication gap between a sophisticated investment and the investor's ability to understand and be comfortable with it.



**KAREN MIKKELSON**

Born in Albuquerque, N.M., Karen has lived in the west her entire life. She has spent over 20 years in Colorado, farmed and ranched in the Panhandle of Nebraska for 12 years and operated a quarter horse breeding operation in

Texas. Karen was a hands-on owner and operator of an 880-acre ranch in the Pine Ridge National Forest region in Nebraska. For many years she bred, raised and marketed the top bloodlines in the Quarter Horse industry, bred specifically for cutting, reining and working cow horse. Karen has over 20 years experience in the construction industry. She managed and co-owned a \$25-million-a-year corporation with offices in Colorado and Arizona. This experience included land acquisition, development, financing, design and construction management.



**TAMMY WARD**

A fourth generation native of Montana, Tammy was born and raised in western Montana into a hard rock mining family. In 1975, she became an auctioneer and has been

involved in ranching, since 1978. She began her career in real estate and land development, in 1999, both buying and selling investment properties while continuing to work part-time for the consulting firm, as well as owning and operating a Montana ranch raising Angus/ black baldy cows and Quarter Horses. Tammy specializes in Farm & Ranch Real Estate covering the states of Montana, Wyoming and North Dakota.



**KEBI SMITH**

Kebi Smith is a fourth generation rancher and Montanan, and has been selling real estate since 1999, specializing in Montana ranch and recreational properties. Prior to selling

real estate, she was employed with Farm Service Agency for 10 years, where she helped administer the USDA farm programs. She currently is a crop adjuster and ranches with her family near Olive, Montana, where they raise cattle, wheat, forage and horses. In her spare time, Kebi enjoys barrel racing and is a member of and competes in the Women's Professional Rodeo Association, Northwest Ranch Cowboys Association and Northern Rodeo Association.



# RANCHES FOR SALE



## **MONTANA BROKEN CIRCLE RANCH**

At over 8,688+/- deeded acres, the Broken Circle Ranch is one of the largest contiguous ranches available in the Deer Lodge Valley. Not only is this ranch a productive cattle operation supporting over 500 pairs with annual surplus hay sales, but also a sportsman's paradise. Miles of the Clark Fork River wind through the ranch and create an active riparian area supporting a large whitetail deer population and offering abundant fishing opportunities. With excellent cattle working facilities and several well-situated and comfortable homes this ranch is a complete package available for today's discerning buyer.

Deer Lodge Valley, Montana - \$15,000,000



## **MONTANA JUDITH RIVER RANCH**

The 4,000-acre Judith River Ranch offers a complete combination of recreation and ranching with 6+ miles of the world famous Judith River with its stunning large loops that twist and run through the middle of the ranch. The river is supported by the third largest cold-water spring in the world. This beautiful ranch includes three homes, two barns, two lakes, end-of-the-road seclusion, abundant fish and wildlife, and is rated for 300 cow/calf pairs. Hilger, Montana - \$8,900,000



## **MONTANA WYANT CREEK RANCH**

Wyant Creek Ranch offers 3,424+/- deeded acres, consisting of open range land with native grasses, sage and forested hills. This private ranch is complete with home headquarters, a 45'X80' barn with shop, a full set of livestock handling facilities, all in one contiguous block. An additional 640 acres of state land sits adjacent to the ranch and is available for recreational use only, as is not currently leased by the owner of the ranch. This is seclusion, yet within close proximity to town. Forsyth, Montana - \$2,687,500



## **MONTANA WILBUR CREEK RANCH**

The Wilbur Creek Ranch has been in the same family since the early 1900's and is now being offered for the first time. Consisting of 620 +/- deeded acres and surrounded by the Custer National Forest this ranch is one of the most scenic properties in eastern Montana and has abundant agricultural and recreational opportunities. Broadus, Montana - \$715,000



**NORTH CAROLINA PAMILCO FARM**

Located near Pamilco, North Carolina this 4,591 contiguous acre land currently consists of timber and consists of 40+ average inches of rainfall supplying excellent water. This offering has excellent soils and can be converted to farmland with the capability of growing corn, soybeans and cotton. Pamilco, North Carolina

**SOUTH CAROLINA MAYSVILLE FARM**

Located in Maysville, South Carolina this farmland consists of 4,500+ acres, with 90 percent contiguous land. This area consists of 44 average inches of rainfall supplying excellent water in the aquifer below providing the ground with 1,000 gpm wells. The climate allows for double cropping and the crops on this farmland consist of wheat, corn soybeans, peanuts and tobacco. This farm currently has 12 pivots, pasture land and timber. The pasture and timber can be converted to farm ground. MMRC represented the buyer in this transaction. Maysville, South Carolina

**TEXAS HARTLEY IRRIGATED FARM**

Located near the town of Hartley Texas this farm offers a buyer a return of four percent. This farm has excellent soils and water making the yields on this farm very productive. The land consists of 320+/- contiguous acres. There are 246 acres under pivot irrigation with the remaining in corners. This farm would make a great addition to anyone's portfolio be it an investor or an individual wanting to farm. In addition there is more land that the seller could add to this farm.

Hartley, Texas - \$1,187,200

**WYOMING MUDDY CREEK FARM**

A northern Nebraska 3,445 contiguous acres irrigated farmland with a small feedlot operation located south of Gordon, Nebraska in Sheridan County offered to a buyer looking for a profitable agricultural venture. The area holds an abundance of water resources, as it is located on top of the Ogallala Aquifer. This location is ideal to produce a multitude of crops from sugar beets, to potatoes to edible beans, to corn, or wheat with an in-demand market for any of these crops nearby.

Riverton, Wyoming - \$4,250,000



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#### WYOMING 61 BAR RANCH

The 61 Bar Ranch features 96,447 acres in one contiguous block of land situated in the Haystack Mountain Range and along the North Platte River. The ranch offers over five miles of North Platte River frontage, which is a source for irrigation, blue-ribbon fishing; and opportunities to hunt deer, elk, and antelope. This diversified ranch consists of 29,000 deeded acres, 40,960 acres of BLM, 2,960 acres State School lease, and 23,527 acres private lease. Improvements include an excellent calving/vet barn, 2,000 head permitted feedlot, working corrals, two homes and several support buildings. Rawlins, Wyoming - \$10,750,000

#### TEXAS SCRAPPIN' VALLEY WILDLIFE AREA

Situated on approximately 11,213 +/- contiguous acres of woodlands, Scrappin' Valley preserves the rustic feeling that is true to the region, yet is refined with many of today's modern amenities, such as a conference center and lodge. Guests can relax in the main lobby of the lodge and enjoy picturesque views overlooking the lake and forest, or retreat to one of the 19 double occupancy rooms, each featuring a private bath. Scrappin' Valley is also a working forest providing fiber for wood and paper products, while serving as a sanctuary for native Texas wildlife. Jasper, Texas

