



CROW CREEK RANCH
Powderville, Montana

Crow Creek Ranch consists of 17,386+/- total acres, of which 8,749+/- are deeded. The balance is BLM and state leases. A total of 880+/- acres are irrigated hay ground. The ranch is located 20 miles north of Broadus, Montana, on the Powder River. Crow Creek ranch is a combination of three historic ranches, all contiguous, put together over the last 35 years by one family. There are three separate building sites, only two of which are significantly improved, and these are within a mile of each other. The ranch is owner-rated to run 650 pairs plus. The ranch has three sets of buildings, including houses, machine sheds, barns, out buildings, corrals, loading shoots, and other necessary ranching facilities.



The ranch has 15+/- miles of water lines, with a water tank every half mile, plus five artesian wells, and numerous springs and reservoirs. This involves three separate pipelines, each with its own

well. There is also a developed gravel pit with thousands of yards of gravel for road construction or other needs. The ranch is all peripherally fenced and cross-fenced into 29 different pastures for pasture rotation, with the fences being rated "good" by the owners. Many of the pastures are fenced for sheep.

Offered for \$6,950,000

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