



**GEYSER RANCH**

*Geyser, Montana*

The Geyser Ranch encompasses nearly 1,900 acres including 1338 deeded acres. Included therein is a 120 acre pivot with water stored in a reservoir for irrigation and 200+/- acres of natural meadow irrigated directly from the natural streams that traverse the property. The ranch holds the grazing rights on another 560 acres under lease from the State of Montana which are largely surrounded by the deeded lands. State of Montana grazing leases include number 7486 and number 7193. Both are ten-year leases due to expire in 2016. The ranch is owner rated for 200 to 220 animal units year round. The ranch has live water serving livestock needs in every pasture. Four natural mountain streams traverse the property for over four miles with occasional beaver ponds

and three man-made ponds located on the property serve recreational purposes as well as the pivot needs for hay meadows. The ranch has an abundance of adjudicated water rights for irrigation and livestock use with 39 filings registered with the Department of Natural Resources and Conservation.



*Offered for \$2,750,000*

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