



LITTLE PORCUPINE RANCH

*Forsyth, Montana
(Rosebud County)*

This ranch has 9,371+/- deeded acres and 1,914+/- leased acres, all contiguous. The property has vast amounts of water supplied by Little Porcupine Creek, 16 Pits or dams, and 2 wells. There are 213 flood irrigated acres (426 acre feet of rights), which furnishes winter hay. This property has the potential to be a wind farm, as it has a prime location that has easy access, close transmission lines, and a wind rating of a 3 and 4. The ranch estimated carrying capacity is 450 pair. The current owner, who is also a hunting guide, only runs 325 pair and uses pasture rotation to greatly enhance the vegetation and wildlife production on this ranch.

Improvements include a 3,156 square foot ranch home, numerous outbuildings (sheds, barns, grain bins, Quonset and corrals).

The current owner has built dams and dug pits for a total of 16 additional water sources for livestock and wildlife.

. Offered for \$3,200,000

(\$340 per acre)

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