

VAUGHN RANCH CATTLE LOT AND HAY BASE



THIS PROPERTY PRESENTED BY:

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**18 NORTH CENTRAL
HARLOWTON, MONTANA
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The Vaughn Ranch Cattle Lot and Hay Base is located about 20 minutes from Great Falls on Interstate 15 and then to Highway 200 east of Vaughn, Montana. This area is widely known as one of the top areas in Montana for hay production and cattle feeding. The Sun River Ditch supplies the water for various pivot systems on the 169.416 very productive acres. Water is pumped from a large pond in various directions to three pivots.



The hay fields are in top production and have been furnishing hay for the feed lot. Acreage like this produce between 4-4.5 ton/acre. Water costs are very reasonable. All irrigation equipment are included with the sale, including one new Zimmatic pivot purchased this year and producing 20 acres. One Zimmatic pivot purchased last year covering 55 acres and an older pivot in good shape covering 40 acres. Ditches serve most of the balance of acreage. Almost every acre is irrigated or sub-irrigated.

Geese and pheasants stay close with all the water and great habitat.



The remodeled three bedroom ranch house has 2182 square feet on one level heated with propane and electric.



The cattle lot has been a part of this ranch for many years. Covering and estimated 7-8 acres and consisting of 10 pens with around 1/4 mile of feeder space, all the scales and veterinary house, chutes and corrals redone in the past few years. Although there has been more cattle in this lot at times, this should comfortably handle around 900-1000 head of yearlings. Presently the owner is using the lot for mother cows and custom feeding and calving.



This ranch comes complete with a newly constructed 50 X 60 finished and heated shop. There is also calving facilities and machine and grain storage. Rarely can you find a offering that is improved like this. Bring your machinery and cattle and go to work.



This Property Priced at: \$1,125,000.00

The data contained in this brochure has been obtained from the owner and other sources deemed reliable. The owners and the Seller's Agent, have made every effort to ensure the accuracy of details. Buyer should seek independent counsel as to the legal and character of the property. Price is subject to change of price, and/or terms, or withdrawal. Property is being conveyed in its current "as is" condition. Seller's Agent must be present at all showings. Contact David M. Miller for your personal showing at (406) 220-0795.

Vaughn Ranch Feedlot and Hay Base Legal Description

PARCEL A:

S21, T21N, R01E, IN NE4NW4 W/RR R/W

SECT 28 IN E2SW4 & NW4SE4

C/S # 2831 S 21

93.496

ACRES

PARCEL B:

S28, T21N, R01E, IN E2NW,

IN NWNE MK 7B

35.92

ACRES

PARCEL C:

S28, T21N, R15E, NE4 TRACT 1

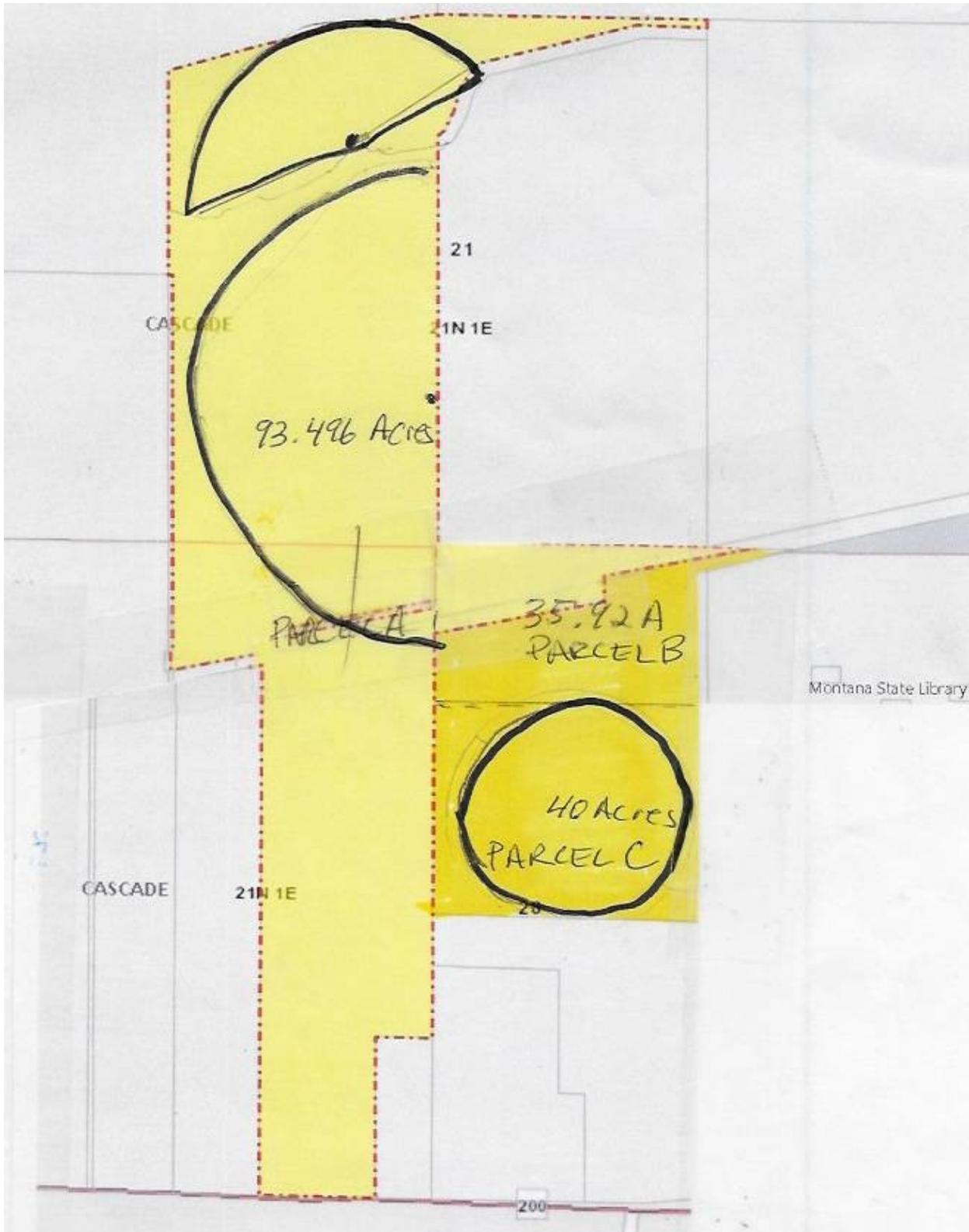
40.00

ACRES

TOTAL ACRES

169.416

ACRES



This map is for approximate pivot location and general layout only. Total Deeded acreage +/- 169.416 Acres.