

FOR SALE

502 ACRE RANCH

E6005

CARBON & STILLWATER COUNTY, MONTANA



LOCATION: From Roscoe, MT take HWY 78 South 4 miles to Butcher Creek Rd. Follow Butcher Creek Rd 6.5 miles North to Reddenbeau Rd. Follow East for 1 mile and you are at the SW corner of 5-4S-19E. (See attached map)

ACREAGE: 8,085.53 +/- total acres; 45.43 +/- irrigated acres and 8,040.10 +/- grassland acres. Property has two 40 acre BLM leases that will transfer upon sale.

WATER: The property has three creeks and one river that flow throughout; East Rosebud River, Beaver Creek, Spring Creek and West Fork Volney Creek.

IMPROVEMENTS:

- Scales
- Shed
- 1 story house, 2272 sq.ft., forced air, 3 bedrooms, 1 full bath, detached garage
- 2 story house, 5346 sq.ft., forced air, 3 bedrooms, 2 full baths, open porch

- Implement shed
- Prefab building
- Lean-to
- Barn

TAXES: The 2018 taxes will be paid by the Seller, 2019 taxes will be prorated to the date of closing.

OPTION 1: PRICE \$3,000,000.00

Includes 502.836 +/- acres with approximately 1/4 mile on the East Rosebud River with 2 homes.

SOLD 

OPTION 2: PRICE \$9,250,000.00

Includes 7581.28 +/- grassland acres.

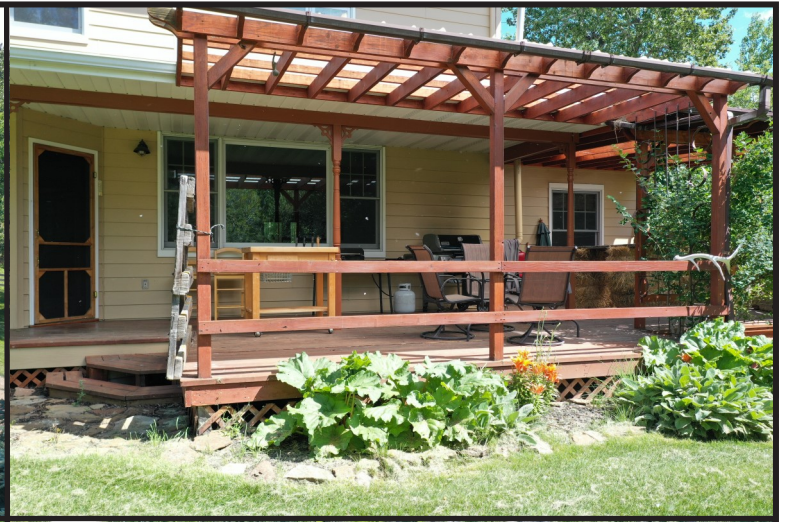


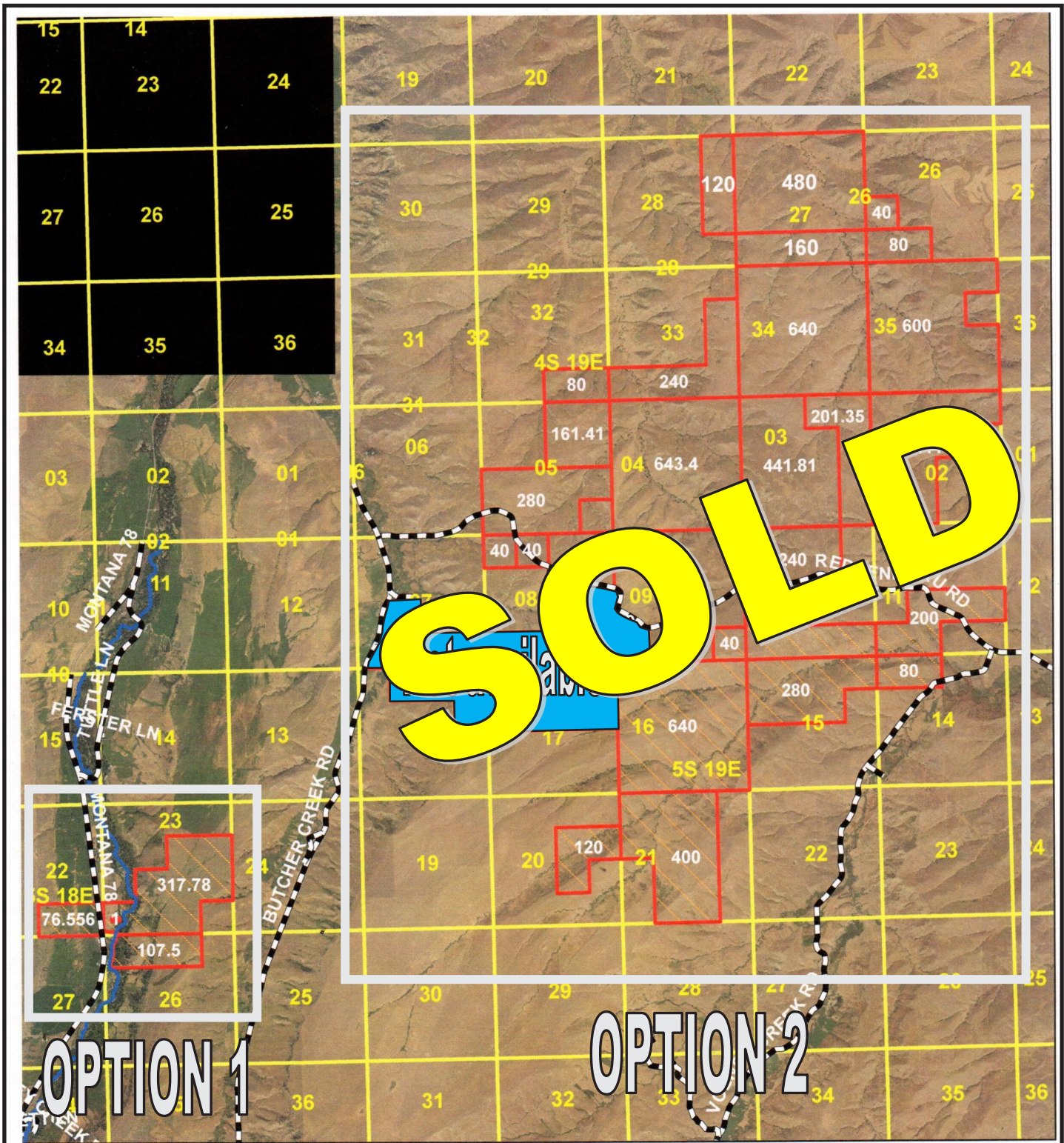
COLORADO LAND INVESTMENTS I, LLC

Nate Espeland—Sales Person, 406-321-1234 (M)
Fay Espeland, Sales Person, 406-321-1235 (M)
Larry J. Hostetler, Managing Broker, 719-342-0665 (M)

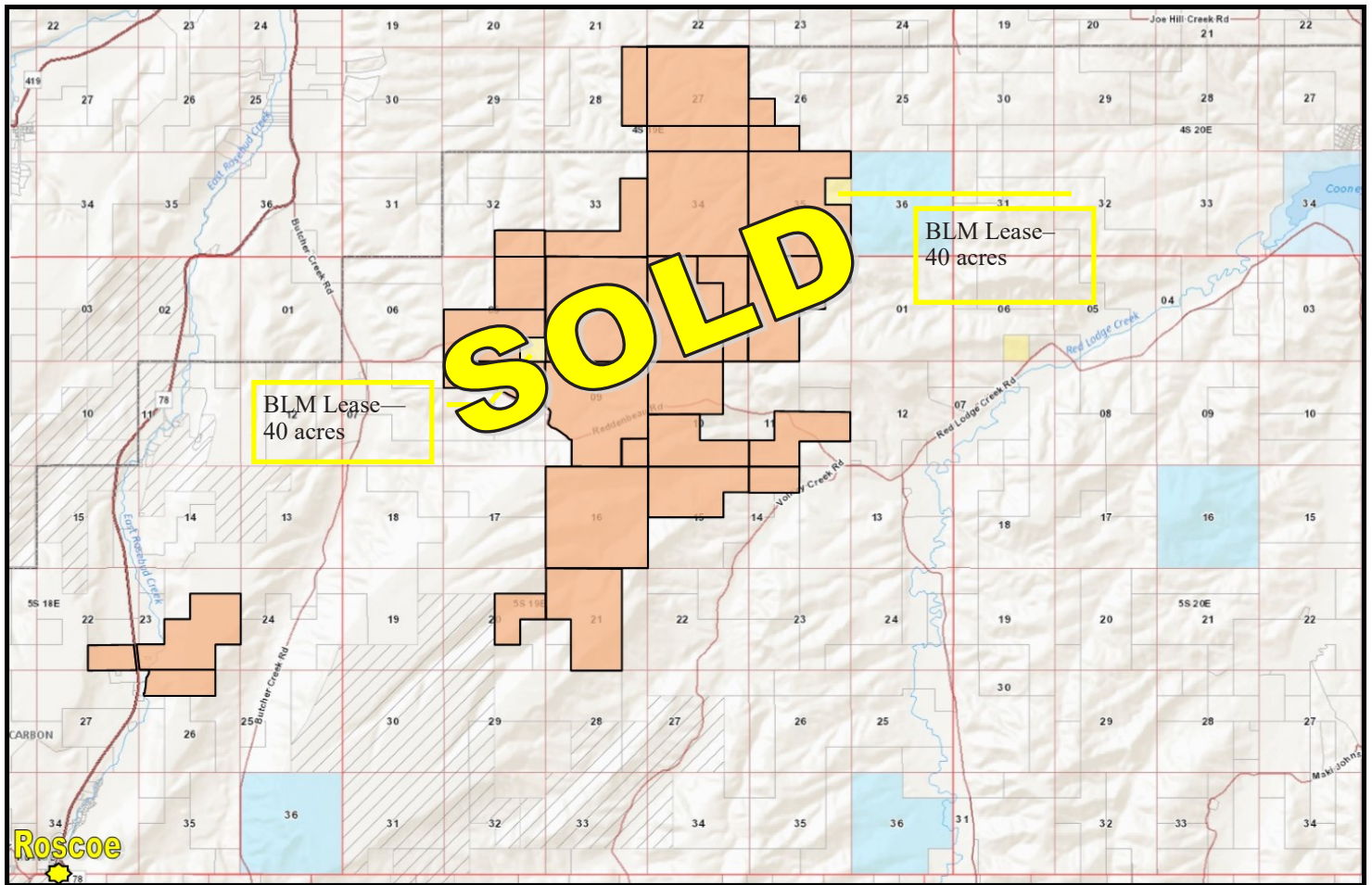
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Black Otter
Water Resources, LLC



LEGAL DESCRIPTIONS:

Carbon County

- 8-5S-19E, NENW
- 5-5S-19E, SW, N2SE, SWSE
- 8-5S-19E, NE, N2SE less part S of Reddenbeau rd
- 8-5S-19E, NW4NW4
- 3-5S-19E, W2, W2SE4, SW4NE4
- 4-5S-19E, ALL
- 5-5S-19E, S2NE4, LOTS 1-2
- 9-5S-19E, N2, W2SE, NESE, E2SW, PT.NWSW
- 10-5S-19E, NW, W2NE
- 32-4S-19E, S2SE4
- 23-5S-18E, TR 1 COS 1920 1 acre**
- 26-4S-19E, NWSW
- 2-5S-19E, LOTS 1-2-3-4, SW4, S2NW4, SW4NE4
- 3-5S-19E, E2SE, SENE, LOTS 1-2
- 26-4S-19E, S2SW
- 33-4S-19E, S2S2, NESE, SENE
- 34-4S-19E, ALL SECTION 34

- 35-4S-19E, W2, SE, N2NE, SWNE
- 9-5S-19E, SE4SE4**
- 10-5S-19E, SW4, S2SE4
- 11-5S-19E, NE4SW4, S2SW4, N2SE4
- 14-5S-19E, N2NW4
- 15-5S-19E, NW4, N2NE4, SW4NE4
- 16-5S-19E, ALL
- 20-5S-19E, S2NE4, NW4SE4
- 21-5S-19E, NW4, W2NE4, E2SW4, W2SE4
- 23-5S-18E, S2NE4, N2SE4, SW4SE4, NE4SW4, SE4SW4 PT SW4SW4 LESS TRACT 1 COS 1920**
- 26-5S-18E, NW4NE4, NE4NW4, PT NW4NW4
- 22-5S-18E, SW4SE4, PT SE4SE4

Stillwater County

- 27-4S-19E, S2S2
- 27-4S-19E, N2,N2S2**
- 28-4S-19E, E2NE4, NE4SE4

**improvements

Specializing in Farm and Ranch Sales Throughout CO, KS, MT, NE, OK

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