

*30 Mile Ranch
00 Sando Road
Roundup, Montana 59072*

Jacob L. Korell



Member:

Landmark of Billings Inc.

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\$1,700,000

4,608 Acres!



Information herein deemed reliable, however, is not guaranteed. The sale offering is made subject to errors, omissions, change of price and prior sale and withdrawal without notice in accordance with the law. This property is offered without respect to race, color, creed, national origin or familial status.

30 Mile Ranch, 00 Sando Road, Roundup, MT

Features

LOCATION: Approximately 25 miles north of Billings and east of Highway 87 at Sando Road. All in one block.

ACREAGE: 2,848 deeded acres

1,760 acres State Lease

4,608 Total acres

IMPROVEMENTS : None

WATER: Razor Creek runs through most of the property. It is an intermittent creek and does not run year around. Water rights filed on Razor Creek.

Three wells—all yield 10 to 15 GPM.

POWER: Runs through the property. REA—Lewistown office.

REAL ESTATE TAXES: \$1,468.94 for 2015.

PRICE: \$1,700,000.

TERMS: Cash to seller.

BROKER COMMENTS: The ranch is used as a grazing unit. Mostly native range—some timber on north end. Lots of wild-life including deer, antelope, and some elk.

