



McDonald Creek Ranch

20 miles Southeast of Lewistown

1,507 deeded acres

Productive and Scenic with 150 acres of Hayland

1.5 miles of Live Water plus many Water Developments

Excellent Newer Barn, Corrals, and Miles of Fencing

Elk, Whitetail Deer, Mule Deer, and Pheasants

\$ 2,500,000.00

PHILLIPS REALTY
PACKAGING MONTANA FARM & RANCH PROPERTIES SINCE 1982



RANCH LOCATION

The McDonald Creek Ranch is located in Central Montana in Fergus County. The McDonald Creek Ranch is 20 miles Southeast of Lewistown and 2 miles east of Forest Grove along the South Fork of McDonald Creek. Access to the property is by paved and county gravel roads. See enclosed legal descriptions and maps.

RANCH SIZE

The McDonald Creek Ranch consists of 1,507 acres deeded and 40 acres of BLM lands.



RANCH IMPROVEMENTS

Improvements are located just south of the Forest Grove county road. The main structure is a 32 x 56 livestock shed with metal siding built in 2001. It has low maintenance materials and solid construction. Half the building is a heated workspace with the remainder being an indoor calving area. The work area has three rooms and all have concrete floor, electricity, water, and propane heat. Adjacent is a set of newer corrals with a nearby well with water lines and tanks and overhead night lights. There are also two grain bins.

LIVESTOCK OPERATION

The McDoanld Creek Ranch is located in good rainfall belts and good growing seasons with productive soils. The Central Montana area is known for its quality farms and ranches and along with quality cattle which are home to numerous Registered Cattle Herds. The ranch shows excellent care and maintenance. Most all of the buildings and improvements are in new condition. Management on the tillable lands is mainly for hay production.

AGRICULTURAL INFORAMTION

This area is great cattle country with 16-18 inch precipitation zone and a 110 day growing season. There are approximately 150 acres of hay ground both dryland and sub-irrigated which are productive and reliable.



WATER

The South Fork of McDonald Creek run through this property for 1.5 miles. This is a very clean unit with miles of new fencing, corrals, and developed springs and water tanks.

WILDLIFE CONSIDERATIONS

The McDonald Creek Ranch has Elk, Pheasant, Sharptail Grouse, Hungarian Partridge, Turkey, Mule Deer, and Whitetail Deer.

LEGAL DESCRIPTION

Department of Revenue indicates 1,507 deeded acres on this parcel with the following description:

<u>Township 14 North, Range 21 East</u>		<u>Acres</u>
Section 03:	SW4SW4	40.000
Section 03:	LOTS 3, 4	73.240
Section 04:	LOTS 1, 2, S/2NE/4, SE/4NW/4, E/2SW/4, S/2SE/4	354.170
Section 09:	NE/4, E/2NW/4	240.000
Section 10:	SW4SW4	40.000
Section 10:	NW/4, N/2SW/4	240.000
Section 15:	W2W2	160.000
<u>Township 15 North, Range 21 East</u>		
Section 33:	C.O.S. 828, REL TRACT 1 IN SWSE	40.526
Section 33:	S/2NE/4, N/2SE/4, SE/4SE/4	200.000
Section 34:	SW/4NW/4, W/2SW/4	<u>120.000</u>
Total Acres		1,507.936



PRICE
\$ 2,500,000.00

Please Notice: *Offering is subject to errors, omissions, prior sale, price change or withdrawal without notice, and approval of sale by Owners. Information regarding land classifications, irrigation acres, potential profits, etc., are intended only general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee.*

⁽¹⁾ *Wording and idea from, online recourse Wikipedia*

Water Rights Listed with the DNRC

Owner: Gearhart | McDonald Creek Ranch

Basin: 40B

Type	Number	Use	Volume / Source	Location	Priority Date
Statement of Claim	208162	STOCK	2.5 CFS/ SPRING, UNNAMED TRI OF MCDONALD CK	3 14N 21E	JAN 1, 1914
Statement of Claim	208163	STOCK	DAM/UNNAMED TRI OF MCDONALD CK, NORTH FORK	4 14N 21E	JAN 1, 1948
Ground Water Certificate	205619	STOCK	20 GPM/SPRING, UNNAMED TRI OF LYONS GULCH CK	10 14N 21E	DEC 31, 1910
Ground Water Certificate	30016408	DOMESTIC	WELL	4 14N 21E	AUG 12, 2005
Ground Water Certificate	30016407	STOCK	WELL	33 15N 21E	AUG 12, 2005

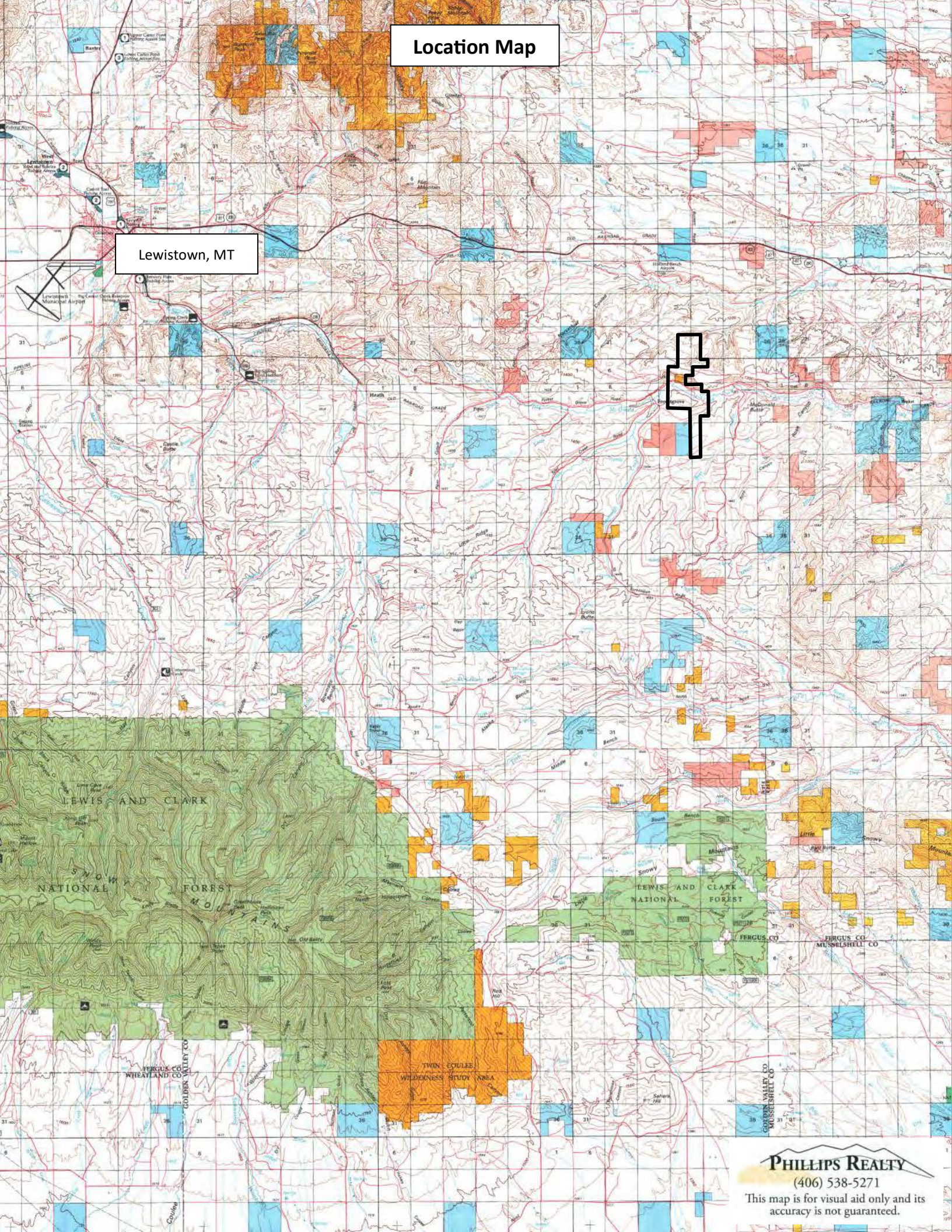
Well Logs

McDonald Creek Unit

GWIC ID	Depth	GPM	Date
220276	30	12	5/20/2005
269082	400	0.25	9/18/2012
269083	30	5	9/13/2012
220275	400	100	5/24/2005

Location Map

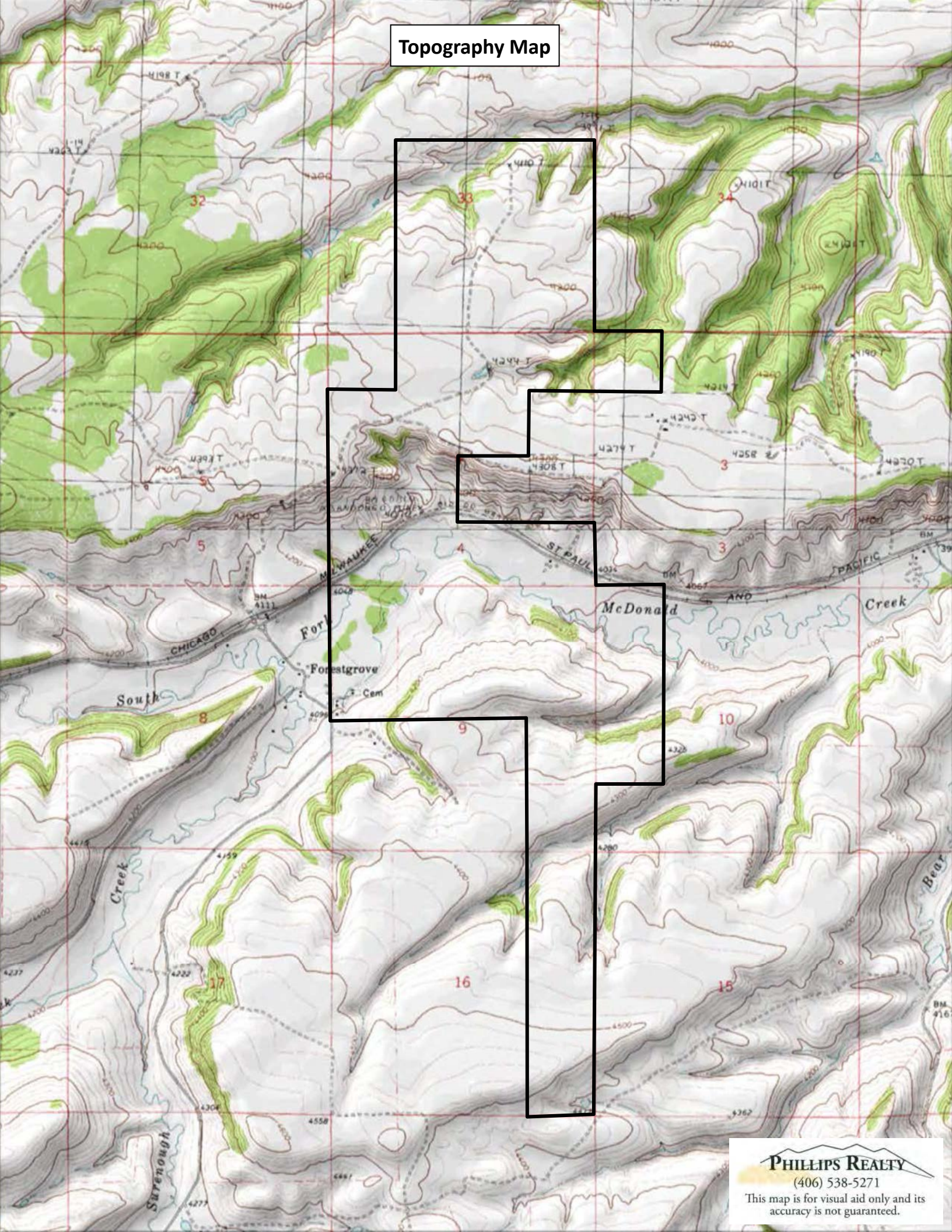
Lewistown, MT



PHILLIPS REALTY
(406) 538-5271

This map is for visual aid only and its accuracy is not guaranteed.

Topography Map

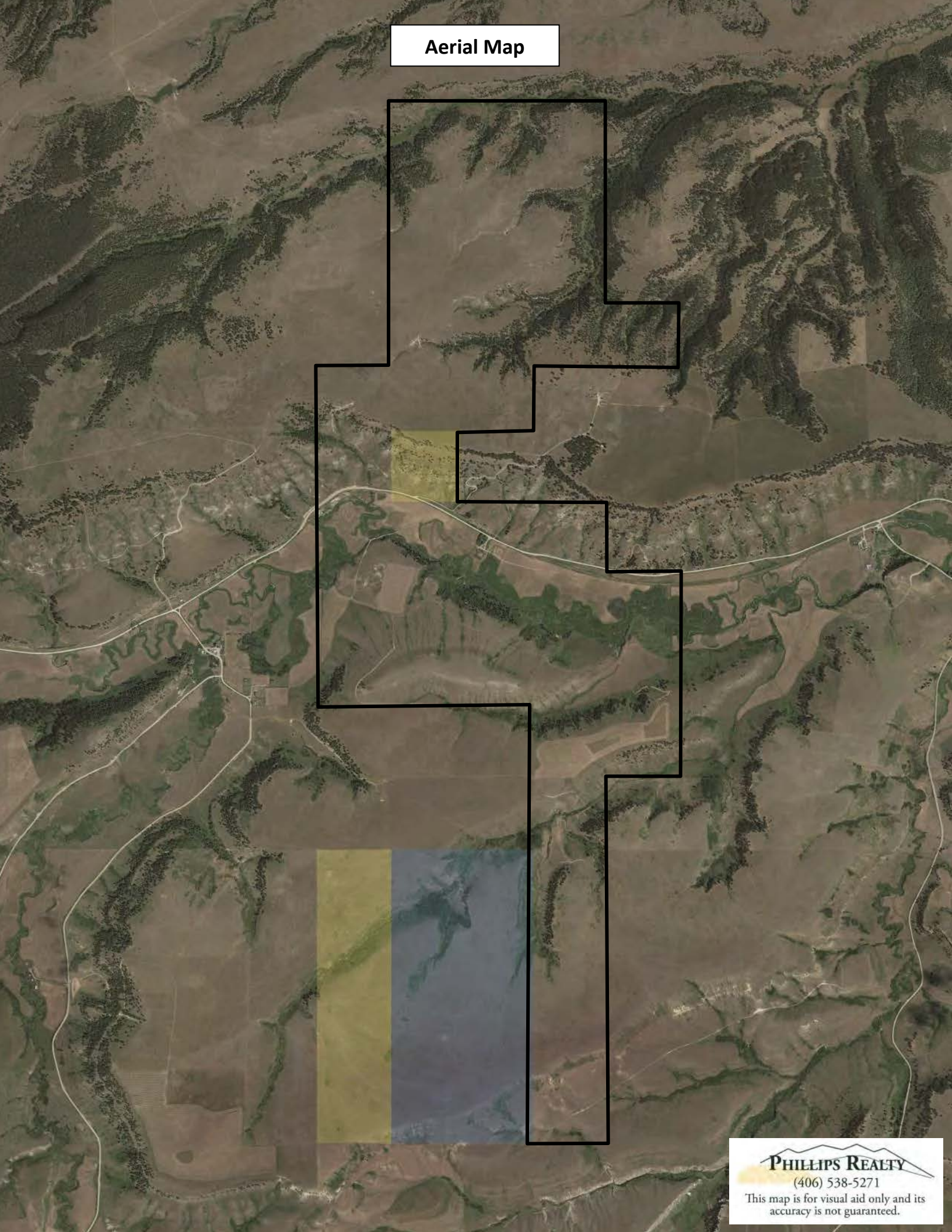


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Aerial Map



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Our Story:

Phillips Realty has been an influential part of Farm and Ranch real estate in Central Montana since 1982. Owner and broker, Todd Phillips has the home town knowledge of properties that has led to the success of Phillips Realty. Growing up in Lewistown, on third generation land, helps him realize the responsibility and work that makes a healthy operation. Phillips Realty has actively been involved in the sale of high end properties and working with 1031 exchanges for ranches around the Lewistown and Central Montana area. Our emphasis has been on agricultural and recreational properties including High Mountain Properties, Dry land Farms, Large Cattle Ranches, and Riverfront Recreational Properties.

If you are thinking of selling or exchanging your Montana Property for other farm and ranch properties please contact Phillips Realty.

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