

Hadley Ranch
14500 Canyon Creek Road
Laurel, Montana 59057

Jacob L. Korell



Member:

Landmark of Billings Inc.

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Virtual Tour

Parcel Map



\$665,000

For Horse Lovers!



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Hadley Ranch, Laurel, MT

Additional Features

LOCATION: This ranch is approximately 18 miles west of Billings and north of Laurel, Montana. It has approximately one mile of county road frontage on the north boundary.

ACREAGE: Total acreage—160 deeded acres. Can add 229 acres adjoining.

IMPROVEMENTS : Large 5 bedroom, 4.5 bath home consisting of approximately 7,000 square feet on two levels. Home has a four car garage, 2 open porches, and two small decks off the upper level. A large trophy room is on the main level, extra large living room with fireplace, and lots of windows. Other buildings include:

Barn—4 box stalls with runs, wash rack, tack room, tack repair room, hay loft, and grain bin. 40' x 48'.

Implement barn consisting of 3 overhead doors, a passage door, and a 3 bedroom, 1 bath apartment in one end. Size—48' x 80'. Two-thirds of it is heated and insulated.

Pole frame building—open on one side, 24' x 60'.

Pole frame building—open on one side, 25' x 32'.

Pole frame building—open one side, 12' x 36'.

Pole frame building—12' x 48'.

Frame pole shed—8' x 12'.

WATER: There is a registered well on the property. Total depth is 356 feet with static water level 190 feet producing 12 gallons per minute. Information was obtained from Department of Natural Resources.

REAL ESTATE TAXES: \$4,520 for 2014

REMARKS: The ranch has been used as a small ranch running a few head of cows and roping steers plus 10 to 20 head of horses. The property has excellent fences with a number of small pastures that are cross fenced. Alley ways are setup so one person can move cattle around with ease. It has a number of improvements. Wildlife is abundant with wild turkey and deer around the buildings almost daily. Hunting has not been allowed; so the place has turned into a wildlife refuge.

PRICE: \$665,000.00

TERMS: Cash to seller.

