

Mexican John Ranch
Harlowton, Montana 59036

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Member:

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\$2,250,000

1,918 Acres!



Great ranch just west of Harlowton on the Musselshell River. Diverse ranch with irrigated crop land, dry land, and hay ground. Great wildlife area on river bottom. A rare find.

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.

Mexican John Ranch, Harlowton, MT

Additional Features

LOCATION: It is approximately 5 miles west of Harlowton and south of Highway 12.

ACREAGE: Total acreage—1,918 acres. 1,278 acres deeded and 640 acres State Lease.

ACREAGE BREAKDOWN: Approximately,

202 acres of irrigated crop land

220 acres of dry land hay ground

163 acres of dry cropland

94 acres of dry crop land State Lease

1,239 acres of grazing land

IMPROVEMENTS : Two older homes at the end of their economic life. One 32' x 50' pole building with metal side enclosed. Several other buildings, built in 1940, and at the end of their economic life.

WATER RIGHTS: Date back to 1880. A complete list is attached on form DNRC Water Right Query System. 200 shares Musselshell Water Users Assoc.

MINERAL RIGHTS: One half of the minerals owned by seller will be transferred at closing.

REAL ESTATE TAXES: \$2,739.95 for 2014

REMARKS: This is a rare ranch to become available. It has been in the same family for three generations. It has over a mile and half of Musselshell River frontage. Ideal for wildlife on the creek bottom and trout fishing in the river. Very scenic river bottom.

PRICE: \$2,250,000

TERMS: Cash to seller. Sale subject to existing lease expiring January 31, 2015.

Farm Service Maps available upon request.

