

# SAND CREEK RANCH



12 miles north of Bainville, Montana  
5,668 deeded acre  
320 leased acres

This very good eastern Montana ranch offers grazing land that produces a mix of native grasses and about 2000 acres of introduced grassland.

The property is fenced into a number of pastures for proper cattle rotation and grass management along with abundant livestock water.

- Ranch house (1956) 2,350 sq.ft. 4 bedrooms  
Propane heat, 2 car garage
- Pole frame garage—1040 sq.ft.
- Machine shed & shop—5000 sq.ft.
- Pole barn—5000 sq.ft.
- Quonset - 2150 sq.ft.
- Full set of working corrals at home site
- Second set of corrals on northeast corner of ranch
- 12 wells w/electricity
- About 20,000 feet of pipeline
- Ponds & reservoirs
- Rural water



There is good access to the ranch by county roads. Located close to several small eastern Montana towns, the ranch is approximately 50 miles from Sidney, MT or Williston, ND. There is abundant wildlife —whitetail deer, antelope, pheasants, upland birds, & waterfowl. The ranch has a U. S. Fish & Wildlife easement which restricts haying times to allow for the preservation of nesting areas.

Taxes: \$4500 annually

**\$5,500,000**

*Offered by*

**FENTON ENTERPRISES    WARD FENTON, BROKER 406-698-6183    406-967-2850**

***NOTE: Information contained herein has been obtained from sources deemed reliable but cannot be guaranteed. Prospective buyers are advised to verify all information to their own satisfaction***







