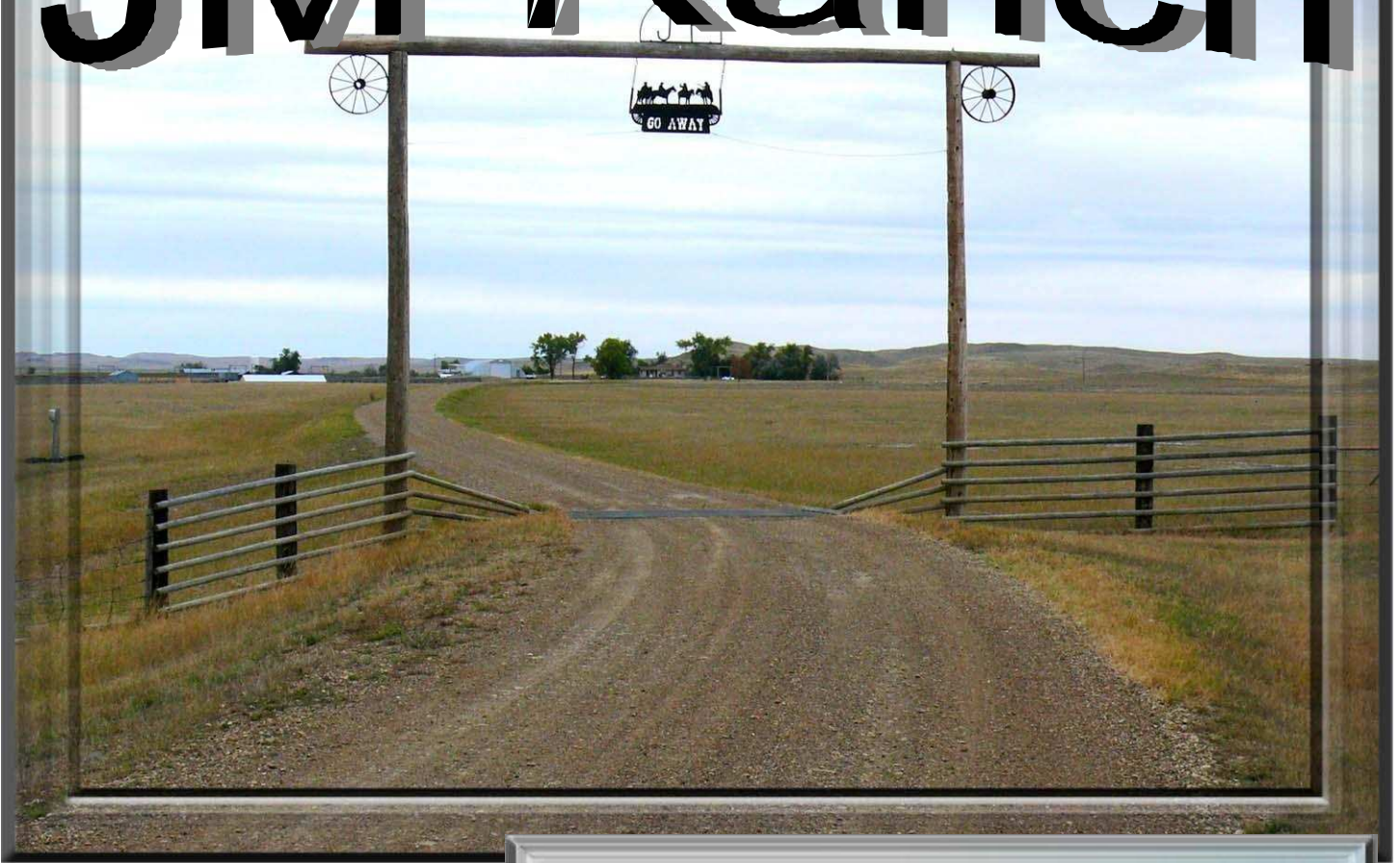


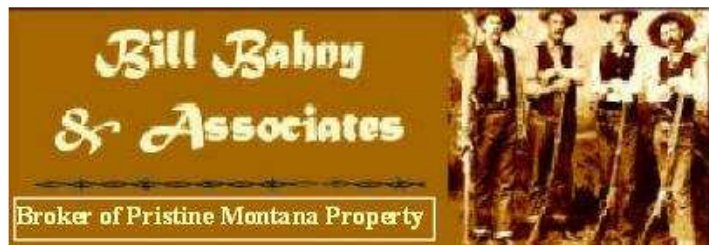
JM Ranch



Offered by
Bill Bahny

2685 Airport Rd.
Helena, MT
800-237-7844

www.montana-ranches.com
bbahny@mt.net



JM Ranch

Baker, MT

LOCATION: 32 miles south of Baker, Mt on Webster Rd.
about 8 miles north of Mill Iron, MT

ACREAGE: 3,000 Deeded Acres

CARRYING CAPACITY: 150-175 pairs depending on the year

CROP LAND: 700 dry land hay, putting up 1 ton/acre

PRECIPITATION: 12"-15"

SCHOOL BUSES: K-12 at Ekalaka, 6 miles to bus top

WATER: South Fork Coal Creek
North Fork Coal Creek
2 Windmill Wells
2 Electric Well
Large Reservoir – Spring Feed

IMPROVEMENTS: Remodeled very nice very modern 3 bed,
2 bath home
24x60 3 bed, 2 bath 2009 manufactured
home that has only been lived in for 6
months, excellent shape
60x120 Quonset Shop with cement floor
3 – small (about 2,500 BU) grain bins
Large cake bin and dispenser
25x60 lambing shed, metal, electricity and
water
Wood lambing “jug” shed, electricity and
water, many pens and one warming box,
lambing apartment

30x60 Calving barn, electricity, water
25x40 Calving shed – pens, head stantion,
electricity
All corrals and buildings are connected via
alley way
30x80 Newer wood building with metal roof
and electricity
Root cellar – used for a shop and storage
Metal pole barn 14' sidewalls with
electricity

PRICE: \$2,750,000

COMMENTS:

One of the best maintained and cared for ranches that I have listed or sold. Really shows pride of ownership. Ranch is well watered with a large reservoir, 2 windmill wells and the North Fork and South Fork of Coal Creek, which are seasonal creeks that flow most of the year and have put holes that have water year around. 2 electric wells, one at the house and the other in the east pasture by the county road. Owner presently runs 350 head of mother cows, but the ranch will handle 150-175 depending upon the year. The balance of cattle is run on private leases, which the new owner could possibly get. There is 700 acres of dryland alfalfa hay puts up 1-1 ½ ton of hay, again the hay produced depends upon the rain fall. Fences are all in excellent condition.

The homes on this ranch are exceptional, nothing fancy just nice modern comfortable homes. All the buildings are connected by an alley system with corrals making it very easy to sort cattle. A wind fence surrounds most of the buildings and the corrals. Very nice for those windy winter days. Owner just built a 60x90 pole barn with 14 ft. walls and 3-14 foot doors. He will use this to put his heavys in during calving seasons. A very nice ranch.

Equipment List

2012	2012 Yam Griz 550
06	Haybuster 2650
10	1100 Hour 7230 JD
10	Loader 740 Classic
01	763 Bobcat
06	Post hole auger
06	Bi-directional TV145 New Holland – 2380 hours
91	Chev ½ Ton 4WD ½ ton
75	C60 GMC Lift Bed – Drill fill for crepe feeder – 1085 MF – 1,000 hours on rebuild Engine
10	568 JD Bailer net & String
04	Vermeer R23A Basket Rack Bar 6 Cake Feeder 1200#
06	New Holland 16' Swather Head for Bi-Direct HS Series HayBine
09	Polaris 4W Sportsman 500 Johnson Calf Table Calf Warming Box with Heater Misc. Tools, Tire Chains, Etc. 1100 Gal. Electric Pump Tank 1000 Gal. Electric Pump Tank 500 Gal. Gravity Flow Tank 250 Gal. Gravity Flow Tank
05	25 ft. Gooseneck Stock Trailer, Aluminum Featherlite
04	30 ft. Gooseneck Tandem Dually Flatbed Titan 150 Gal. Service Tank and pump electric 3 – 1000 Gal. propane tank and 500 Gal. tank Back up Generator – propane Buck Bed Heed Catch 50 ft. Round pen All panels

30 ft. Field drag (new)

30 Feed bunks

Round bale hay cradle

4 Creep feeders

Well put in 4 years ago @ 640 ft. with good clear water
(no stink)







