

4,036 acres in Musselshell County

Fenton Enterprises

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Property Highlights

- Price: \$1,500,000.00
- Acres: 4036.00
- County: Musselshell
- State: Montana
- Closest City: Melstone
- Property Type: Acreage w/House

Contact Information

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More details at landsofmontana.com/listing/1149070

Property Description

MELSTONE RANCH Location: Approximately 6 miles northeast of Melstone, MT, about 40 miles from Roundup and 90 miles from Billings. Acreage: 2,036 deeded acres 1,280 State leased acres 80 BLM leased acres 640 acres private lease 4,036 Total acres Approximately 120 acres of land are currently subject to irrigation with the balance being native range and homesites. Water: The ranch has water rights to irrigate approximately 120 acres out of the Musselshell River. Stock water is available from the Musselshell River and a series of pipelines from a well. Annual rainfall is about 14 inches. Improvements: The ranch includes fencing and handling facilities for bison, cattle or horses. Also included are the following: Home with 2,693 sq. ft. of living space on the main floor, a large office, and 1,216 sq. ft. downstairs. 5 bedrooms, 4 baths, cathedral ceilings, large oak country kitchen, solarium, formal dining room, fireplace, daylight basement w/family room. Split entry home w/5 bedrooms, 2 baths, double detached garage. Shop heated & insulated 40 x 80 steel building with a one-bedroom apartment, 2 baths and an office. Horse barn 40 x 60 steel structure w/6 stalls and 2 tack rooms. Multiple use building/indoor arena 70 x 200 steel building w/office and livestock handling facilities. Insulated hangar & runway 46 x 66 hangar and 3,200 foot paved runway with lights. Other improvements 40 x 80 hayshed, a 36 x 60 machinery storage shed, 24 x 60 loafing shed, full set of working corrals, roping arena, small sheds for calves. Melstone Ranch (Page 2) Wildlife: Mule deer, Whitetail Deer, Antelope, Pheasants, Ducks and Geese . Taxes: Approximately \$4,000 annually. This ranch could have several uses. It could be used to raise buffalo. The fences and feedlot are built to handle buffalo. The ranch would also make a nice registered cattle operation. The facilities would make an excellent horse ranch for breeding and training. The property could also be used as a wintering and calving facility in conjunction with a larger ranch. It has also been used as a headquarters for a wild game hunting operation.

Driving Directions

Approximately 6 miles northeast of Melstone, MT, about 40 miles from Roundup and 90 miles from Billings.