

Sage Creek Ranch

Jordan, Montana



LOCATION: The Sage Creek Ranch is located in Montana's least populated area. At the remote northeast corner of Garfield County. Sage Creek is about 45 miles northeast of Jordan, Montana and 40 miles from a paved roadway, Montana State Highway 200. It is one of only three private holding accessed by the North Fork of Haxby County Road.

Jordan, a friendly town which welcomes visitors, has a population of about 400. It offers a couple of cafes, two bars, two motels, a nice grocery store, medical center, drug store, hardware store, an agricultural supply store, two gas stations and a paved 4,300 foot by 75 foot public airstrip suitable for small jet aircraft. Jordan is about a 175 mile drive from Billings, Montana's largest city, which has the nearest commercial airport.

A bladed grass airstrip, suitable for small propeller planes, is located on a large bench on the Sage Creek Ranch. To get a true sense of the isolation offered by this property, realize that it is about 17 air miles north across Fort Peck Lake, 15 miles east (again across the lake), 35 air miles south, and 140 air miles west to the nearest paved roadways.

GENERAL DESCRIPTION: Approximately 9,685 deeded acres in a contiguous block plus 820 acres m/1 of BLM lease. A unique and special property just south of the 245,000 acre Fort Peck Lake. Comprising the bulk of the private ground on Haxby Point. Flanked on both the east and west by the 1,100,000 acre Charles M. Russell National Wildlife Refuge. Controlling access to vast reaches of public lands and multiple miles of Fort Peck shoreline.

Very scenic. Very private. With gently rolling hills. Tremendous open valleys. High bluffs and ridgelines. Deep canyons. Springy drainages. Massive wetlands. Private streams and multiple reservoirs. Plus dramatic breaks and badlands country. Productive summer pasture. With untouched wild lands in every direction.

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This is some of the finest wildlife habitat in the state of Montana. With trophy-class hunting for 30-inch mule deer. Whitetail deer, elk, and antelope. An abundance of game birds and waterfowl and access to unparalleled fishing and boating opportunities on Fort Peck Lake.

IMPROVEMENTS: Structural improvements include a four bedroom ranch home, recently renovated and ready for use. Shaded by cottonwoods. The old Haxby store, now utilized as a shop building. A new set of horse corrals. And a steel Quonset building ideal for equipment storage. Sage Creek also features the remnants of several historic homesteads.

AGRICULTURAL INFORMATION: Sage Creek has historically been utilized as a working cattle ranch. However, for the past several years, it has been primarily managed as summer pasture and for wildlife habitat. With lush grasses growing to waist deep in many areas. And where rolling hills and valleys reach a brilliant shade of green after spring and summer rains.

Sage Creek also includes roughly 2,700 acres of tilled farm ground. Historically used for both dryland hay and for grain crop production. More recently, about 2,100 acres of this was in CRP with the balance in improved pasture. All CRP contracts phased out in 2010. CRP (the Conservation Reserve Program) is where farmland is re-seeded to native grasses, with livestock grazing and crop production voluntarily suspended in return for government payments. While creating some incredible deer, antelope, and game bird habitat.

The tilled farm ground could now be seeded to improved pasture, substantially increasing the carrying capacity of the ranch. Or, it could be farmed. The bulk of this 2,700 acres is currently being tilled and seeded to spring wheat under an agreement with the McDonald Ranch.

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WATER RESOURCES: Another amenity which makes this property special is its diverse and abundant water resources. With perhaps 15 linear miles of springy drainages plus several reservoirs. One nicely shaded by cottonwoods. Two with potential as warm water fisheries. With additional sites for possible reservoir construction in the future. There are also several wells, including two set up with windmills to feed stock water tanks. It is especially notable in this area that drilled water can generally be located on the ranch at a depth of about 100 feet.

WILDLIFE AND RECREATION: This is a ranch ideal for the outdoorsman. With plenty of room to roam; and private access to vast reaches of pristine public lands. These are the wide open spaces. For uncounted miles of backcountry hiking, horseback riding and ATV travel. With an abundance of wildlife, diverse terrain and breathtaking scenery.

There are also large numbers of quality whitetail deer. Plus sizable herds of antelope. And an occasional big bull elk; which can be sighted on the property at any time, but which generally remain concentrated on the more timbered CM Russell land to the west and south. Sage Creek also holds an abundance of game birds and waterfowl. And don't forget the unparalleled fishing and boating opportunities on Fork Peck Lake.

PALEONTOLOGY AND ARCHAEOLOGY: The Hell Creek Geological Formation, a vast prehistoric graveyard, is located in the badlands of the CM Russell. Consisting of highly eroded breaks country where numerous (complete and partial) fossilized dinosaur remains have been unearthed. Where such remains, as well as imprints of prehistoric plant and sea life, are relatively common. As are artifacts from the American Indian and homestead era occupations.

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The Hell Creek formation extends into the property. A paleontologist affiliated with a nationally known museum recently spent a day on the Sage Creek Ranch and documented a wide array of fossil finds. Including claws and other evidence of a Tyrannosaurus Rex. Although further excavation will be necessary to substantiate such a find. Plus fossilized remains of a champtosaur, a duck bill dinosaur, prehistoric crocodiles and turtles; and various dinosaur "droppings". He also noted evidence of extensive use by early Native Americans.

REAL ESTATE TAXES: \$11,047.11 for 2011

PRICE: \$5,850,000

TERMS: Cash to seller.



For a personal showing or additional details, contact:

JACOB L. KORELL, Broker / Owner
Member—Landmark of Billings, Inc.
1925 Grand Avenue, Ste. 143, Billings, MT 59102
Office: (406)0248-3101 Cell: (406) 698-4600

E-mail: jake@montanaranches.com
Web site: www.montanaranches.com

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