

ISMAY RANCH



Presents

Ismay Ranch
Ismay, Montana



P.O. Box 1231, 2708 Main Street Miles City, MT 59301
Office: (406)234-1523 Monty Cell: (406)853-1523 Rob Cell: (406)853-2066 Tom Cell: (406)853-3028 Pat Cell: (406)951-1873
Website: leshandcompany.com Email: patrick@leshandcompny.com
monty@leshandcompany.com



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Remaining For Sale:

Parcels 2 & 3

4,013+/- total

4,013+/- Deeded Acres

(3,697 Rangeland, 291 Tame, and 25 Farmstead)

The Ismay Ranch has two parcels left for sale. Remaining Parcels 2

& 3 are contiguous and are comprised of 3,697 Pasture Acres, 291 Tame Grass acres, and 25 acres of the homesite. The acres are all deeded and there are no federal, state, or private leases included. The improvements include 2 homes, barn, shop, bins, various storage buildings, airplane hangar, and corrals. The property is accessed by Rd 316. The rougher acreage is characterized by cedar covered breaks and sandstone outcroppings. It is blended with open rolling hills, tame grass meadows, and ravines which provide winter shelter for livestock and wildlife. Livestock water is supplied by wells/pipelines and dams. The east side of the property extends down to (but not including) Fallon Creek which is a major area drainage. This property would make an excellent home for summer grazing as well as wintering livestock. It also offers a special variety of eastern Mt scenic views.

Location

The Ranch is located 57 Miles east of Miles City, 35 miles west of Baker, and 4.5 miles west and north of the historic community of Ismay. The headquarters is accessed by Hwy 12, between Miles City and Baker, then 10 miles of gravel of which 1.5 miles is private road. Miles City, which has a population of 9,000 is the regional trade center with all the modern services of a larger city, airport, hospital, community college, stock yard, banks, motels, accounting, and insurance services.

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Improvements

The ranchstead includes 2 homes, barn, shop, some bins, various storage buildings, an airplane hangar and corrals. There are 3 main wells that supply water to the ranchstead and 13 water tanks on 5 miles (+/-) of pipeline. Livestock water is also supplemented by dams. Given the year, tame grass acres can be swathed for dryland hay.



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Operation

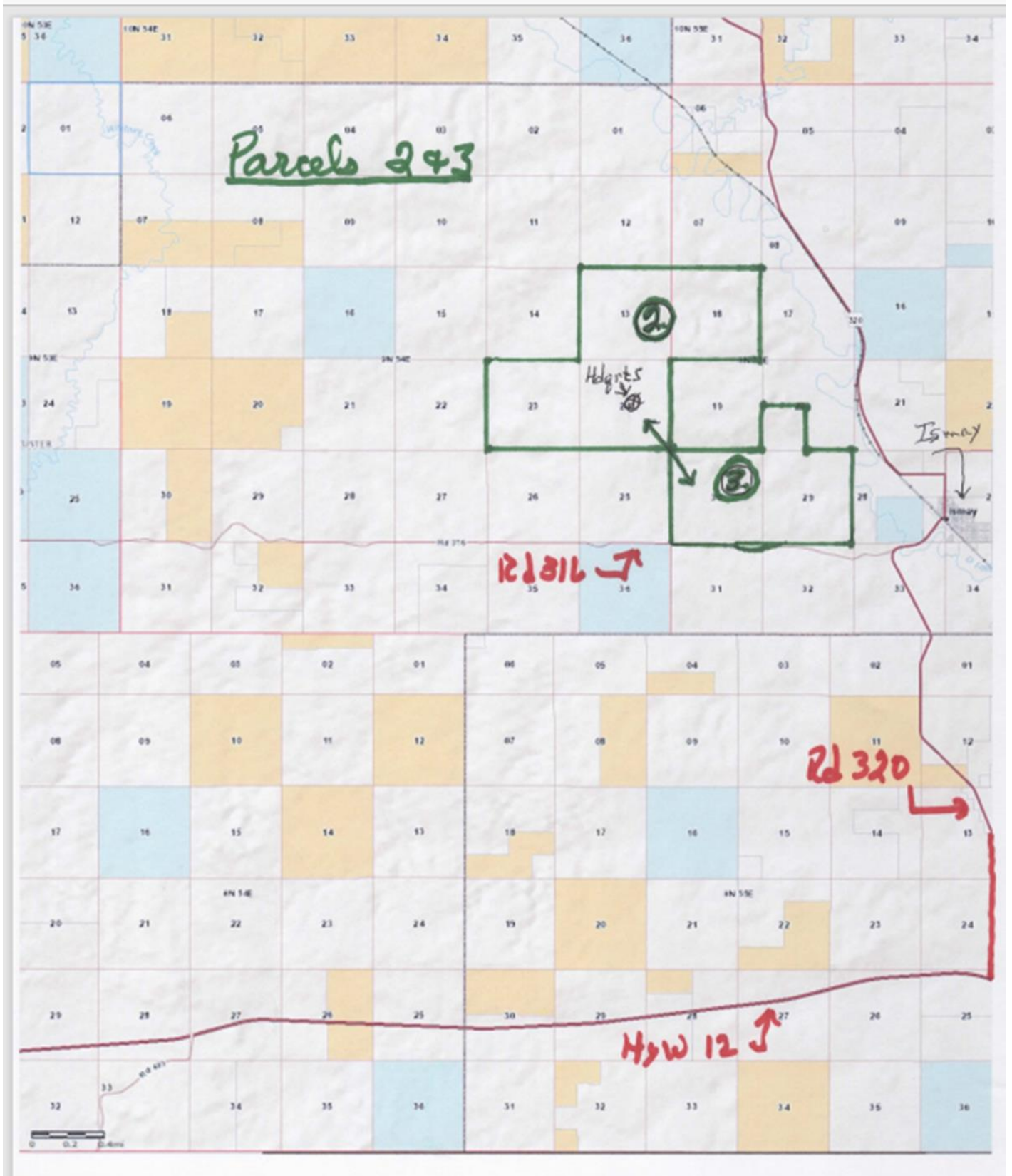
Previously these parcels have not been managed separately. However, given the access, continuity, diversity of terrain (from open and rolling pastures to rougher, steep acres), location of the livestock waters, and improvements this real estate would make an excellent mid-sized ranch or an addition to an existing operation.

The 2022 moisture and growing season have provided excellent grass cover and forage.

This property illustrates the unique scenic beauty and diversity of the eastern Montana landscape.



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REAL ESTATE

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Recreation and Hunting

Wildlife includes mule deer, antelope, upland game birds, and predators.
For the hunter this offers a wide variety of opportunities.



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Brokers Comment

It is an honor to bring this ranch to market for the first time in over 60 years. The family has decided to sell the ranch, ending their legacy, and allowing a new owner to begin theirs. The ranch is a place with the classic eastern Montana topography. Native range and tame pasture make up the grazing land of this ranch. Water and fence improvements are adequate and in average condition. Moderate sized, mostly deeded ranch properties are uncommon, this is your opportunity.

PRICE
\$2,700,000

TERMS
Cash

EST. TAXES PER 2021
\$4,277

The information contained herein was obtained from the owner and the other sources deemed reliable but is not guaranteed. Prospective buyers are advised to examine the facts to their own satisfaction. Listing made subject to error, omission, change of price, prior sale, and withdrawal without notice. Maps and drawings are not guaranteed to be accurate or exact. They are to be used as references only.

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