

Boot Print Ranch

Roundup, Montana

YELLOWSTONE LAND CONSULTANTS
Ranch Real Estate Brokerage

Boot Print Ranch Details

- List Price: \$4,290,000
- Total Acres: 3854. 2158 Deeded, 1061 BLM, 635 State
- Elevation: 3200 - 3500
- Abundant Wildlife, including Deer, Antelope, Elk, Mountain Lions, Eagles, Turkey, and Grouse.
- Existing grazing lease for cow/calf pairs May 15th through December 1st
- Recreation: Hiking, Horseback Riding, Wildlife Viewing, Hunting, Snowmobiling, ATV.
- Bordered by BLM and State Lands
- 65 Acres dryland hay ground
- 1 hour 20 minutes to Billings, Montana. 30 minutes to Roundup.



Introduction to Boot Print Ranch.

This spectacular property is located in central Montana, north west of Roundup and north of the Bull Mountains. At an elevation of 3400 feet the ranch boasts 2158 deeded acres, with an additional 1061 acres of BLM and 635 acres of state grazing, for a total of 3854 acres. The ranch is an ideal combination of rugged canyons, rolling hills, rangeland pastures.

With multiple water wells, springs and reservoirs the ranch has excellent water resources for livestock and wildlife. Healthy populations of elk, mule deer, antelope, turkeys and grouse call the Boot Print Ranch home. The Boot Print Ranch is located in Hunt district 535 for Deer and Elk and District 536 for Antelope. The Ranch meets the Montana Game and Fish requirements for Landowner Preference for Deer and Elk permits.

This area of central Montana is cattle country. Boot Print Ranch is located 15 miles northeast of the town of Roundup, which got its name because, historically ranchers in the area found it to be an ideal area to “roundup” cattle herds in the fall each year. With abundant wheatgrass and other native grasses, the area offers ideal grazing for cattle. The ranch is currently leased for grazing, May through December.

Divided into several parcels the ranch is connected by the bordering BLM and State lands to the north. The majority of the ranch is protected by a conservation easement, with the Montana Land Reliance. This easement precludes future subdivision, while allowing for continued use as a cattle and recreational property. The easement does allow for two new residential homes with associated out buildings. There are 320 deeded acres that are not included in the conservation easement. This acreage has no restrictions other than County Development Standards, and can be subdivided.

With breath taking scenery, the summer months offer hiking, backpacking, horseback riding, mountain biking, and world class hunting. If you are looking for a Montana Ranch lifestyle, with spectacular scenery, and access to world class recreation, hunting, this is it.



Location

Boot Print Ranch is situated in northern Musselshell, County, in central Montana, where you can get away from the crowds with room to play and roam. With a population of 4730, the County covers 1871 square miles, which is a bit smaller than the State of Connecticut. When the author A.B. Guthrie first coined the phrase “Big Sky Montana” This area is what he was talking about.

Located on a County maintained road Boot Print Ranch, is just 30 minutes from Roundup and an hour and 20 minutes from Billings Montana. The Billings airport is served by 6 major airlines, with daily flights to Denver, Salt Lake City, Seattle, Dallas and Minneapolis. In addition to the Billings Airport, there is a public air strip just north of Roundup, with a 5000 ft runway, hangars, and fuel services.



Cattle Grazing

With almost 3900 acres Boot Springs Ranch is divided into several pastures each with it's own water source. The Ranch is currently leased for grazing May through December. With State of Montana and BLM grazing permits, the property is owner rated for up to 300 cow/calf pairs, May through December. Forage is excellent with native grasses including wheatgrass, and basin wildrye.





Acreage

The Boot Print Ranch is comprised of 2158 deeded acres, plus 635 acres of State of Montana grazing lease and 1061 acres of permitted BLM grazing, for a total 3854 acres. Access to the ranch is from a county-maintained gravel road. The land is divided into several pastures, with multiple solar wells, springs and reservoirs, providing water for livestock and wildlife. With an average elevation of 3400 feet the topography ranges from gently sloping grassy pastures to timbered hill tops, to narrow canyons. This varied terrain provides excellent habitat for cattle and wildlife. Along with the diverse pastures there is approximately 65 acres that has been utilized for dryland hayfarming in past years. Previous years had seen hay production yields up to 1 ton per acre depending on rain and snow fall for the year. Currently leased for cattle grazing, the property is made up of 7 legal parcels, plus the public land grazing leases.

Area History

The name for the town Roundup was chosen because of the numerous annual roundups of cattle on the open range that extended from the far upper reaches of the Musselshell River to the Lower Musselshell. The heyday of open range livestock grazing boomed through the early to mid-1880s. Roundups were most successful when stockmen worked together, relying on the honor system to sort cattle, brand calves, and ship the animals by rail for sale in the more populous eastern United States. Stockmen had plenty of other reasons to cooperate – wolves, coyotes, rustlers and newcomers all threatened their cattle. No one could survive without the help of fellow ranchers.

While the days of open range and huge roundups of cattle are gone, the spirit of cooperation lives on in the little town of Roundup. Neighboring Ranchers still come to each other's brandings and round ups, which often end in a BBQ for everyone.



Recreation

In nearby Roundup, Musselshell Valley Historical Museum recreates the area's history with photographs and detailed displays of the area's homesteading, mining. Explore the natural science exhibit and view birds and wildlife that are native to the surrounding hills and prairies.

Along with exceptional hunting and fishing, Musselshell County offers Montana visitors and locals scenic driving routes and recreation, including a series of small towns surrounded by beautifully wooded landscapes, eastern rolling hills, scenic highways, fun events, great food, hiking, outdoor concerts, community events, and especially cattle roundups.



Wildlife/Hunting

Healthy populations of elk, mule deer, antelope, turkeys and grouse call the Boot Print Ranch home. The Boot Print Ranch is located in Hunt district 535 for Deer and Elk and District 536 for Antelope. The Ranch meets the Montana Game and Fish requirements for Landowner Preference for Deer and Elk permits.

Montana's estimated 158,000 pronghorn antelope comprise one of the largest populations across the species' continental range. The State Elk population is estimated at 143,000, with over 10,000 Elk in Musselshell County. For mule deer the population estimate is 330,000.

The Bull Mountains to the south of the ranch are famous for trophy elk and mule deer.



Nearby Live Water

Originally named by the Lewis & Clark expedition, the Musselshell River got its name due to the abundance of freshwater mussels found along its banks. For fishing, healthy populations of brown trout are prevalent, along with strong populations of catfish and small mouth bass. The river is easy to wade and is usually less than thirty feet wide. The river banks are brushy in its far upper stretches, while attractive cottonwood trees line the banks further downstream. The river is just 5 miles south of Boot Pint Ranch, an easy 15 minute drive,.

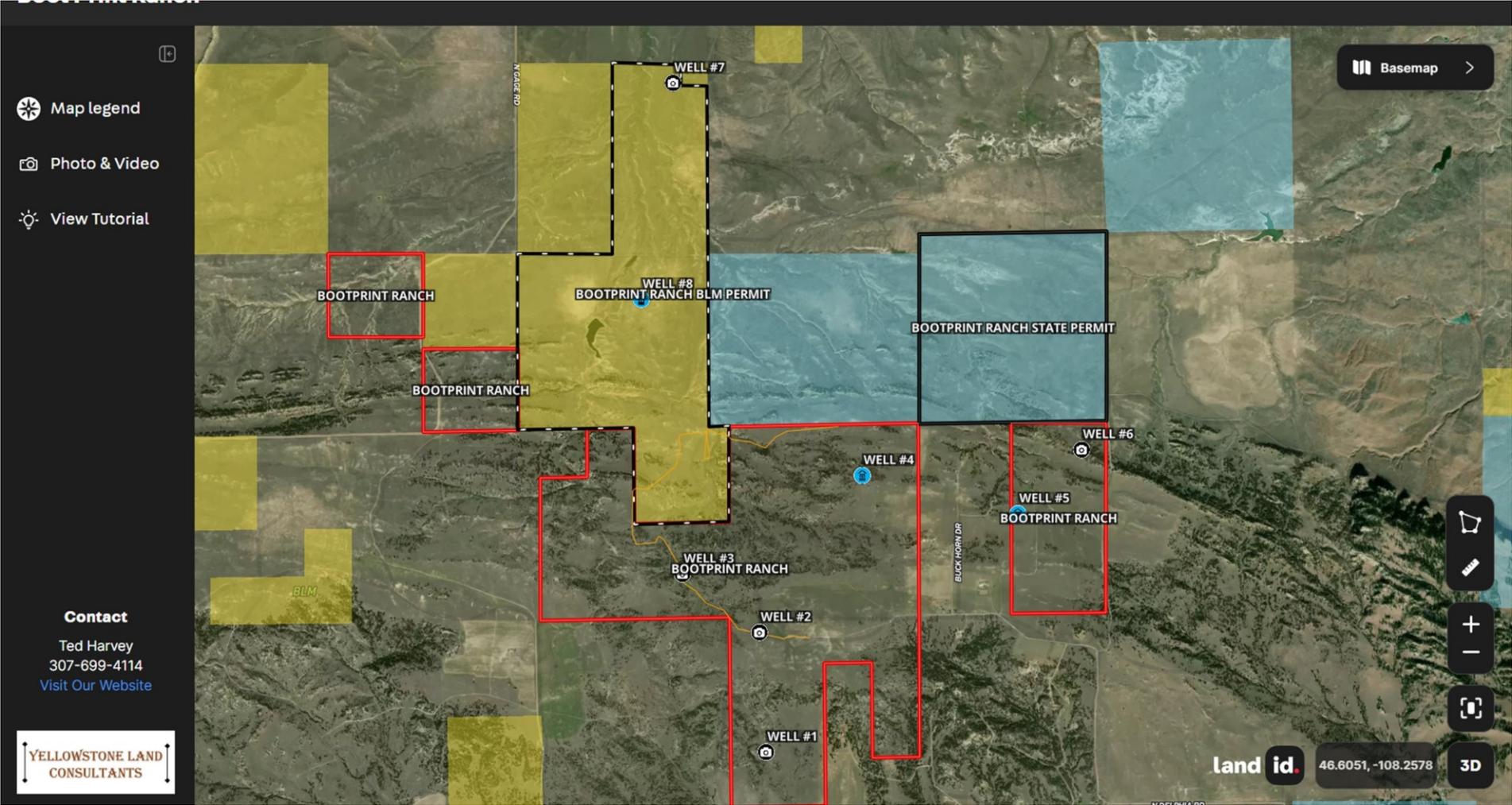


Weather

Roundup, MT has a semi-arid climate with warm summers and cold winters. The temperatures range from about 30-90 degrees Fahrenheit, with the average high temperature in summer being around 85 degrees and the average low temperature in winter being around 15 degrees. Precipitation is generally light throughout the year, averaging around 12 inches of rain annually. Snowfall is common between the months of October to March, although it can occasionally happen outside these months as well. Average snow fall is 27 inches per year.



Boot Print Ranch Aerial Map



Summary

Boot Print Ranch is an exceptional property, with spectacular scenery, wildlife, and access to some of the best hunting and recreation Montana has to offer. This is a chance to own one of the best recreation and cattle ranch lifestyle properties in the Rocky Mountain Region. Contact us for more information.

Property Taxes: 2023. \$2,692.50

Offering: \$4,290,000

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