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## Machino Spring Ranch | Lavina, Montana | \$3,500,000



### Executive Summary

Machino Spring Ranch is a productive native grass ranch with reliable water infrastructure and a scenic Central Montana location 15 miles south of the Snowy Mountains on Twin Coulee Creek. Spanning 4,050± total acres, the ranch includes 3,970± deeded acres, an 80± acre BLM lease, and an additional 40± acre inholding. The property features a stockwater system with approximately six miles of deep-buried pipeline feeding nine strategically placed troughs sourced from Machino Spring. The water system is complemented by several reservoirs.

Divided into eight pastures, all with pipeline water, the ranch is designed for efficient rotational grazing and is capable of supporting approximately 300 yearlings during the summer grazing season under normal conditions. It is located 12 miles north of Lavina and 50 miles north of Billings, offering both seclusion and access to services. Additionally, the Central Montana Rural Water Authority pipeline is set to bisect the ranch, providing potential future benefits.

The property presents a unique opportunity to acquire a well-watered grass ranch in a desirable region of Montana.





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## Just The Facts

- 4,050± acres
- 3,970± deeded acres
- 80± BLM lease acres
- Additional 40± acre inholding
- Nicely designed pipeline and stockwater system consisting of approximately six miles of deep-buried pipeline with nine troughs sourced from Machino Spring
- Numerous reservoirs
- Fenced into eight pastures – all with pipeline water
- Should carry 300 yearlings for the summer grazing season under normal conditions
- Central Montana Rural Water Authority pipeline will bisect the ranch
- 12 miles north of Lavina and 50 miles north of Billings
- 3,820± acres are subject to a conservation easement



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# Machino Spring Ranch

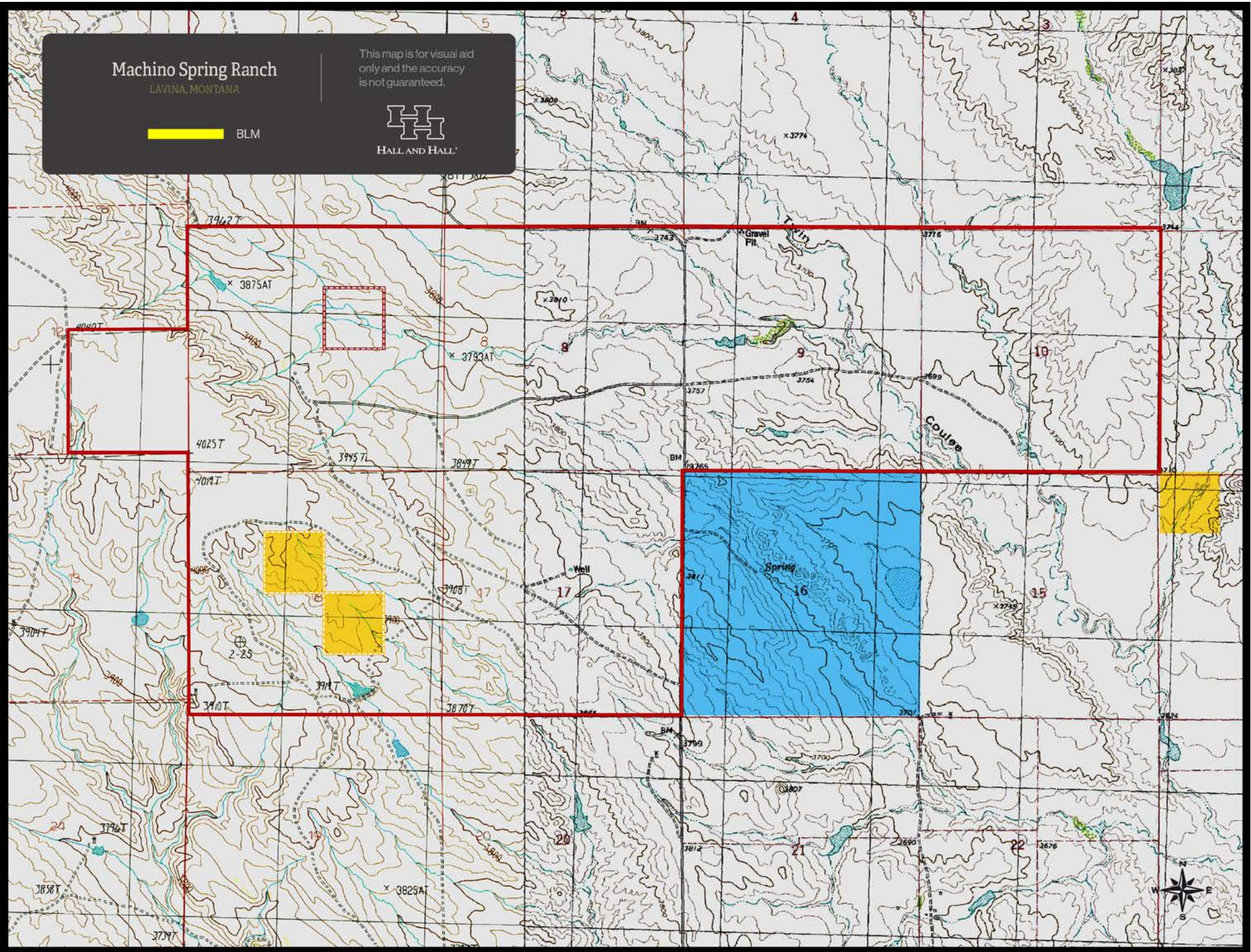
LAVINA, MONTANA

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 BLM



Machino Spring Ranch  
LAVINA, MONTANA

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is not guaranteed.



Lewistown

Lavina



# Machino Spring Ranch

LAVINA, MONTANA

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-  Pipeline
-  BLM
-  Trough
-  Reservoir

