

## GRAZING LAND FOR SALE

\$3,200,000.00

The 9-section pasture has 3 wells on deeded land and 1 well on BLM. All the wells have solar power and depths reportedly from 320 to 620 feet with gpm at 7 to 10 and one in Section 28 at 100 gpm. The 3 wells on deeded have overflow ponds by them. There is a deep well located at the old Teledyne site in section 25 (9N, 45E ) which has electrical power to it. This well supplies stock water to Section 27. This well is 740 feet in depth with around 15 gpm per GWIC data. It is part of a pipeline.

The ranch has 1 BLM permit under the Harding allotment (#MT01150) with 2 pasture units. Harding/Lockie on the north end and the Brewer unit on the south end, with a period of use from 3/01 to 2/28. The Harding/Lockie is the 9-section portion (1432 acres deeded with 236 AUM's or 6.1 acres per AUM). The current rate is \$1.35 per AUM. BLM is tied to the National Grazing Formula which changes the grazing unit per AUM on an annual basis.

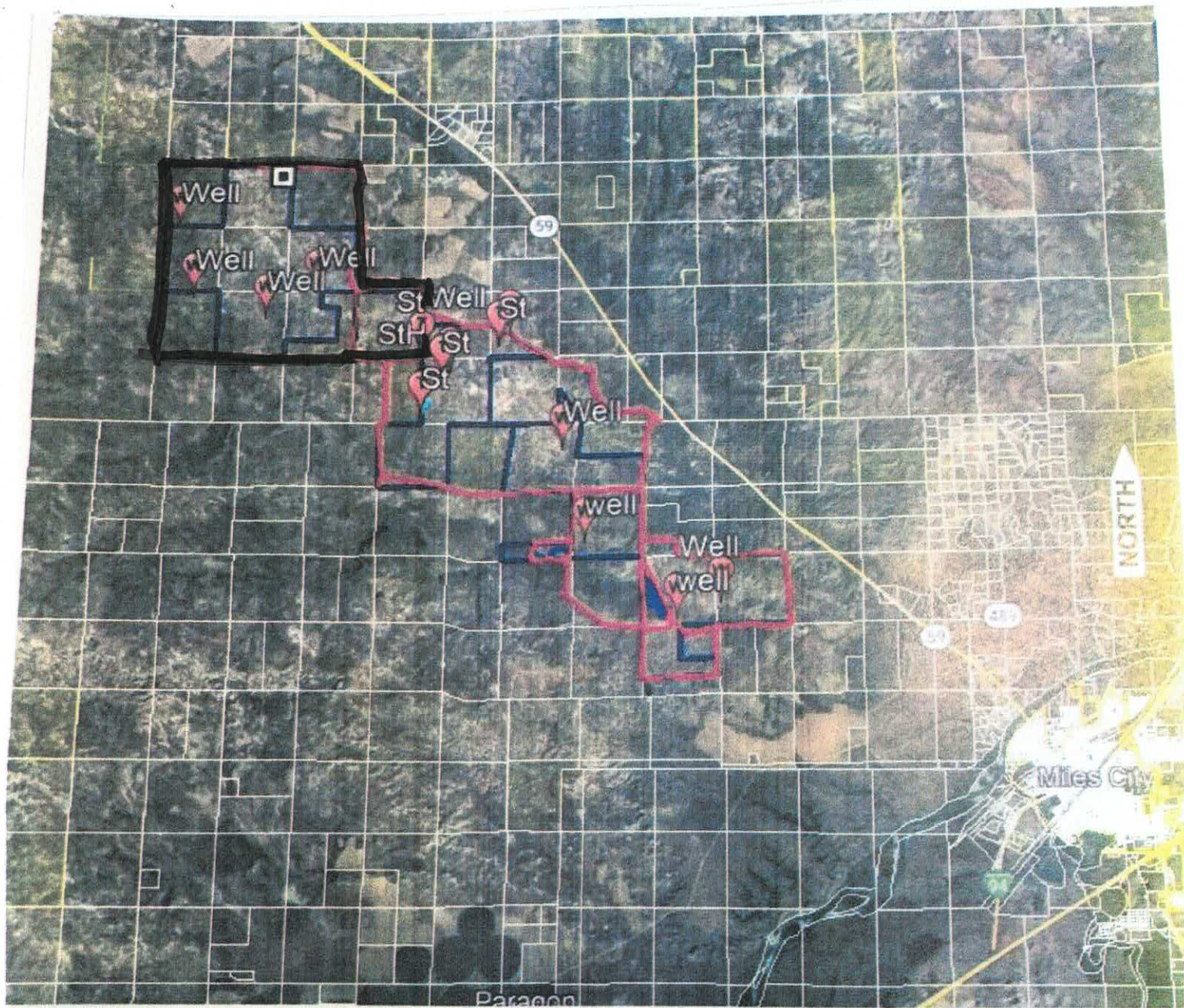
The State of Montana grazing lease #2871 on 640 acres (T9N, R45E, Section 16) with 102 AUM's and an expiration date of 2/29/2028. The current rate is \$13.16 per AUM. The State of Montana grazing leases are tied to a grazing fee formula and thus may change on an annual basis.

Operationally, it is reported that the 9 sections run around 250 head from June 1 to October 31<sup>st</sup>. Section 27 has been used to run yearlings and is in addition to the 250 head.

Hunting on the ranch has been primarily family with no outfitting or Block Management. Wildlife consists of antelope, mule deer, upland game birds & an occasional elk sighting.

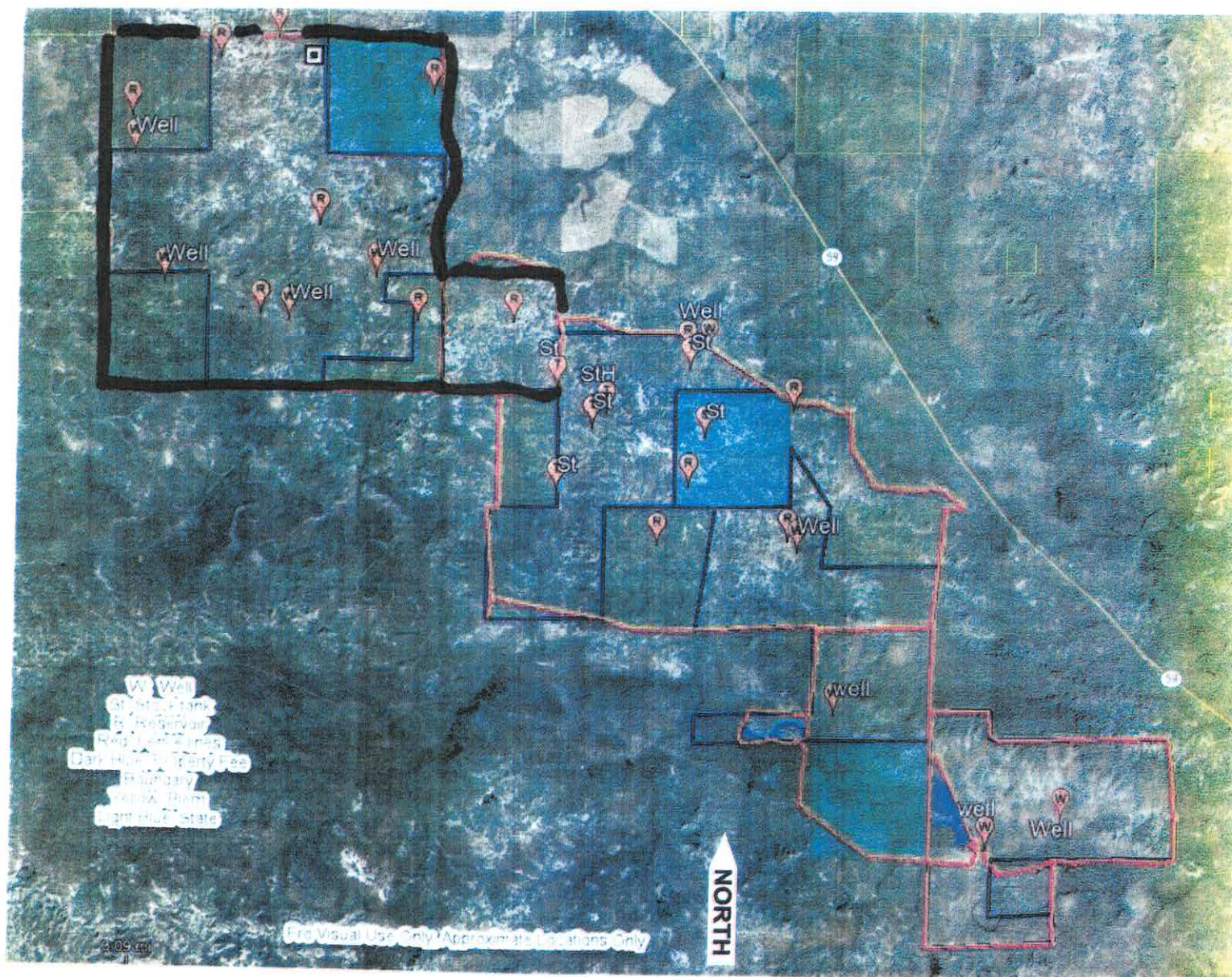
Fences are mainly 4 strand barb wire on wood and steel.





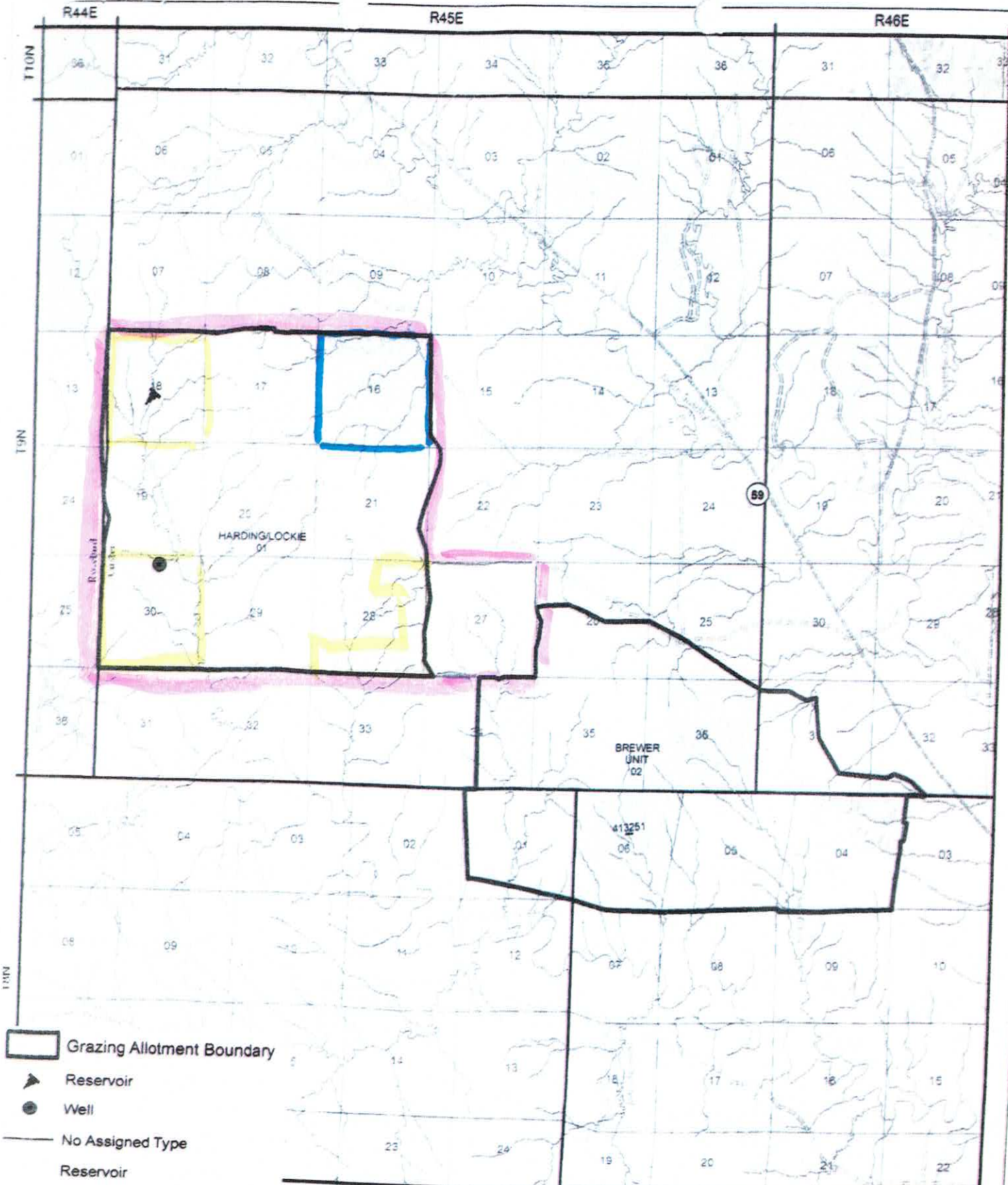
outline 10 sections  
grazing land for sale





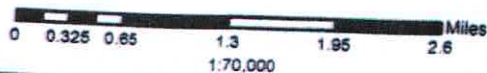
**—————** outline of 10 sections





- Grazing Allotment Boundary
- Reservoir
- Well
- No Assigned Type
- Reservoir
- Bureau of Land Management
- BLM - Bnkhd Jns
- Private
- State

# Harding 01150



UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
MONTANA-DAKOTAS

CAUTION  
Land ownership data is derived from less accurate data than the 1:24,000 scale base map. Therefore, land ownership may not be shown for parcels smaller than 40 acres, and land ownership lines may have plotting errors due to source data.

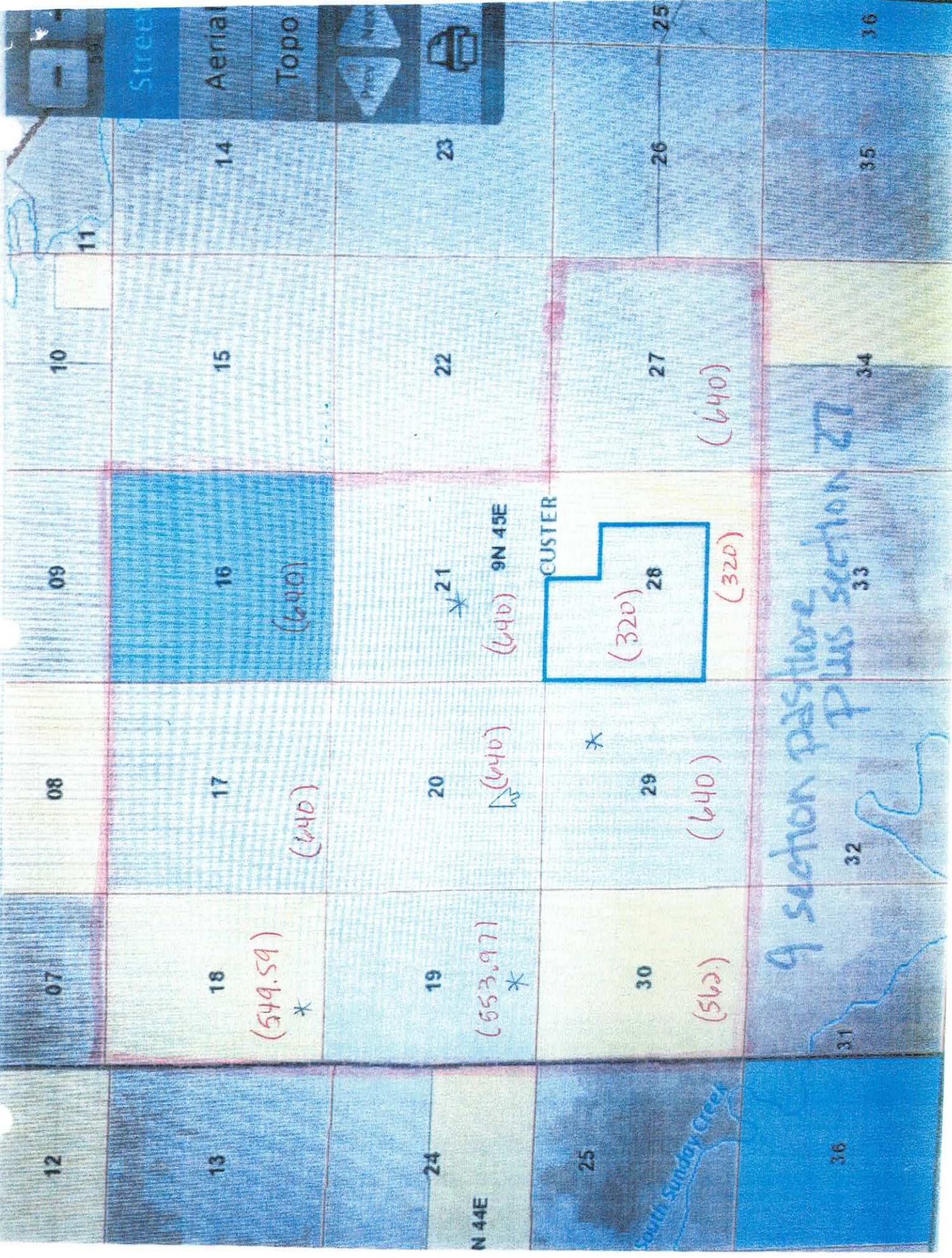
No warranty is made by the Bureau of Land Management for the use of the data for purposes not intended by the BLM.

Date: 8/19/2022



10 Section outline





9 section pasture  
plus section 27



STATE OF MONTANA  
DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION  
1424 9TH AVENUE P.O.BOX 201601 HELENA, MONTANA 59620-1601  
**GENERAL ABSTRACT**

Water Right Number: 42K 175332-00 STATEMENT OF CLAIM

Version: 2 -- POST DECREE

Version Status: ACTIVE

Owners: NANCY W HARDING  
PO BOX 518  
MILES CITY, MT 59301-0518

ROXANNE R HARDING  
PO BOX 518  
MILES CITY, MT 59301-0518

Priority Date: MAY 21, 1970

Enforceable Priority Date: MAY 21, 1970

Type of Historical Right: USE

Purpose (use): STOCK

Maximum Flow Rate:

NO FLOW RATE HAS BEEN DECREED FOR THIS USE FROM THIS ONSTREAM RESERVOIR.

Maximum Volume: THIS WATER RIGHT INCLUDES THE AMOUNT OF WATER CONSUMPTIVELY USED FOR STOCKWATERING PURPOSES AT THE RATE OF 30 GALLONS PER DAY PER ANIMAL UNIT. ANIMAL UNITS SHALL BE BASED ON REASONABLE CARRYING CAPACITY AND HISTORICAL USE OF THE AREA SERVICED BY THIS WATER SOURCE.

Source Name: UNNAMED TRIBUTARY OF NORTH SUNDAY CREEK

Source Type: SURFACE WATER

Point of Diversion and Means of Diversion:

| <u>ID</u> | <u>Govt Lot</u> | <u>Qtr Sec</u> | <u>Sec</u> | <u>Twp</u> | <u>Rge</u> | <u>County</u> |
|-----------|-----------------|----------------|------------|------------|------------|---------------|
| 1         |                 | NESENE         | 17         | 9N         | 45E        | CUSTER        |

Period of Diversion: JANUARY 1 TO DECEMBER 31

Diversion Means: DAM

Reservoir: ON STREAM

| <u>Govt Lot</u> | <u>Qtr Sec</u> | <u>Sec</u> | <u>Twp</u> | <u>Rge</u> | <u>County</u> |
|-----------------|----------------|------------|------------|------------|---------------|
|                 | NESENE         | 17         | 9N         | 45E        | CUSTER        |

Diversion to Reservoir: DIVERSION # 1

Period of Use: MARCH 1 to DECEMBER 4

Place of Use:

| <u>ID</u> | <u>Acres</u> | <u>Govt Lot</u> | <u>Qtr Sec</u> | <u>Sec</u> | <u>Twp</u> | <u>Rge</u> | <u>County</u> |
|-----------|--------------|-----------------|----------------|------------|------------|------------|---------------|
| 1         |              |                 | NESENE         | 17         | 9N         | 45E        | CUSTER        |

Geocodes/Valid: 14-1839-17-1-01-01-0000 - Y

Remarks:

STARTING IN 2008, PERIOD OF DIVERSION WAS ADDED TO MOST CLAIM ABSTRACTS, INCLUDING THIS ONE.

STATE OF MONTANA  
DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION  
1424 9TH AVENUE P.O.BOX 201601 HELENA, MONTANA 59620-1601  
**GENERAL ABSTRACT**

Water Right Number: 42K 175334-00 STATEMENT OF CLAIM

Version: 2 -- POST DECREE

Version Status: ACTIVE

Owners:

ROXANNE R HARDING  
PO BOX 518  
MILES CITY, MT 59301-0518

NANCY W HARDING  
PO BOX 518  
MILES CITY, MT 59301-0518

Priority Date: NOVEMBER 30, 1967

Enforceable Priority Date: NOVEMBER 30, 1967

Type of Historical Right: USE

Purpose (use): STOCK

Maximum Flow Rate:

NO FLOW RATE HAS BEEN DECREED FOR THIS USE FROM THIS ONSTREAM RESERVOIR.

Maximum Volume: THIS WATER RIGHT INCLUDES THE AMOUNT OF WATER CONSUMPTIVELY USED FOR STOCKWATERING PURPOSES AT THE RATE OF 30 GALLONS PER DAY PER ANIMAL UNIT. ANIMAL UNITS SHALL BE BASED ON REASONABLE CARRYING CAPACITY AND HISTORICAL USE OF THE AREA SERVICED BY THIS WATER SOURCE.

Source Name: BOW AND ARROW CREEK

Source Type: SURFACE WATER

Point of Diversion and Means of Diversion:

| <u>ID</u> | <u>Govt Lot</u> | <u>Qtr Sec</u> | <u>Sec</u> | <u>Twp</u> | <u>Rge</u> | <u>County</u> |
|-----------|-----------------|----------------|------------|------------|------------|---------------|
| 1         |                 | NESENE         | 30         | 9N         | 45E        | CUSTER        |

Period of Diversion: JANUARY 1 TO DECEMBER 31

Diversion Means: DAM

Reservoir:

ON STREAM

| <u>Govt Lot</u> | <u>Qtr Sec</u> | <u>Sec</u> | <u>Twp</u> | <u>Rge</u> | <u>County</u> |
|-----------------|----------------|------------|------------|------------|---------------|
|                 | NESENE         | 29         | 9N         | 45E        | CUSTER        |

Diversion to Reservoir: DIVERSION # 1

THE RESERVOIR IS LOCATED PRIMARILY IN NE SEC 30 TWP 09N RGE 45E, BUT ALSO EXTENDS INTO THE W2NW AND SWSESE SEC 29 TWP 09N RGE 45E, CUSTER COUNTY.

Period of Use: MARCH 1 to DECEMBER 4

Place of Use:

| <u>ID</u> | <u>Acres</u> | <u>Govt Lot</u> | <u>Qtr Sec</u> | <u>Sec</u> | <u>Twp</u> | <u>Rge</u> | <u>County</u> |
|-----------|--------------|-----------------|----------------|------------|------------|------------|---------------|
| 1         |              |                 | W2NW           | 29         | 9N         | 45E        | CUSTER        |
| 2         |              |                 | SWSESE         | 19         | 9N         | 45E        | CUSTER        |

Geocodes/Valid: 14-1839-19-1-01-01-0000 - Y

14-1839-29-1-01-01-0000 - Y



STATE OF MONTANA  
DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION  
1424 9TH AVENUE P.O.BOX 201601 HELENA, MONTANA 59620-1601  
**GENERAL ABSTRACT**

Water Right Number: 42K 176645-00 STATEMENT OF CLAIM

Version: 2 -- POST DECREE

Version Status: ACTIVE

Owners: ROXANNE R HARDING  
PO BOX 518  
MILES CITY, MT 59301-0518

NANCY W HARDING  
PO BOX 518  
MILES CITY, MT 59301-0518

Priority Date: AUGUST 31, 1962

Enforceable Priority Date: AUGUST 31, 1962

Type of Historical Right: USE

Purpose (use): STOCK

Maximum Flow Rate:

NO FLOW RATE HAS BEEN DECREED FOR THIS USE FROM THIS ONSTREAM RESERVOIR.

Maximum Volume: THIS WATER RIGHT INCLUDES THE AMOUNT OF WATER CONSUMPTIVELY USED FOR STOCKWATERING PURPOSES AT THE RATE OF 30 GALLONS PER DAY PER ANIMAL UNIT. ANIMAL UNITS SHALL BE BASED ON REASONABLE CARRYING CAPACITY AND HISTORICAL USE OF THE AREA SERVICED BY THIS WATER SOURCE.

Source Name: UNNAMED TRIBUTARY OF SOUTH SUNDAY CREEK

Source Type: SURFACE WATER

Point of Diversion and Means of Diversion:

| <u>ID</u> | <u>Govt Lot</u> | <u>Qtr Sec</u> | <u>Sec</u> | <u>Twp</u> | <u>Rge</u> | <u>County</u> |
|-----------|-----------------|----------------|------------|------------|------------|---------------|
| 1         |                 | NENWSE         | 27         | 9N         | 45E        | CUSTER        |

Period of Diversion: JANUARY 1 TO DECEMBER 31

Diversion Means: DAM

Reservoir: ON STREAM

| <u>Govt Lot</u> | <u>Qtr Sec</u> | <u>Sec</u> | <u>Twp</u> | <u>Rge</u> | <u>County</u> |
|-----------------|----------------|------------|------------|------------|---------------|
|                 | NENWSE         | 27         | 9N         | 45E        | CUSTER        |

Diversion to Reservoir: DIVERSION # 1

Period of Use: MARCH 1 to DECEMBER 31

Place of Use:

| <u>ID</u> | <u>Acres</u> | <u>Govt Lot</u> | <u>Qtr Sec</u> | <u>Sec</u> | <u>Twp</u> | <u>Rge</u> | <u>County</u> |
|-----------|--------------|-----------------|----------------|------------|------------|------------|---------------|
| 1         |              |                 | NENWSE         | 27         | 9N         | 45E        | CUSTER        |
| 2         |              |                 | SESWNE         | 27         | 9N         | 45E        | CUSTER        |

Geocodes/Valid: 14-1839-27-1-01-01-0000 - Y

Remarks:

STARTING IN 2008. PERIOD OF DIVERSION WAS ADDED TO MOST CLAIM ABSTRACTS, INCLUDING THIS