

LESH & COMPANY

REAL ESTATE

Presents



Mullendore Ranch

Glendive, Montana

Total of +/- 13,269 acres

Consisting of +/- 10,510 deeded acres

640 acres with State of Montana lease

BLM allotment of 1,199 acres

GNP lease of 280 acres and private lease of 640 acres

Approximately 3 +/- miles of Yellowstone River frontage

LOCATION AND ACCESS

The Mullendore Ranch is one mile northeast of Glendive in Dawson County, MT.
The Ranch lies east of Belle Prairie Road and north of I-94.

Access is off of Belle Prairie Road, which is a maintained county road.



OPERATION

Grass acres: +/- 13,269. Of these, +/- 205 acres are improved pasture.

These pastures are usually grazed in the Winter and Spring.

The balance of grass is mostly native range.

The current stocking capacity of the ranch is estimated to be +/- 285-300 AU.

Carrying capacity is dependent on the weather and management. The ranch currently has a small herd of cows year round and the balance of the ranch has been leased for Summer grazing.

The ranch had several pivots years ago.

There is potential for irrigation development along the river.



WATER RESOURCES

This ranch is watered from 1 well on a 16,000 gallon above-ground storage tank and 17 +/- miles of pipelines, 2 reservoirs, and 2 developed springs that flow year-round. Located at the barn is another well with automatic waterers, a Winter tank, and +/- 1 mile of pipeline. Parts of the long pipeline are Summer use only or not used at all. The livestock water tanks are fiberglass with hydrants and floats.

This area typically receives 12-14 inches of precipitation each year

The ranch has approximately 3 +/- miles of Yellowstone River frontage.



MINERAL RIGHTS

No mineral rights transfer with the property.

IMPROVEMENTS

The Ranch is perimeter-fenced and crossed-fenced into 18 different pastures from small traps to 3 +/- section pastures. Most of the fences are 3 & 4 barb wire in various condition and repair.

There is a 50x120 open-span pole barn for calving and equipment storage. A set of guard rail corrals at the barn allow for livestock handling.



This Ranch has an excellent location, close to I -94 and several local livestock auctions. Pipeline water, springs, and reservoirs provide livestock with clean reliable water year-round. The fences are in fair to average condition and located to allow for the maximum utilization of the grazing resources of the ranch. The ranch has its share of wildlife such as Mule Deer, Whitetail Deer, Antelope, and upland birds. River frontage allows for additional fishing and recreation opportunities.



**Mullendore Ranch is offered for sale at
\$8,350,000.**

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.