



Green Hills Ranch on the Musselshell River

Lavina, Montana

4,319+/- Acres | \$5,500,000



Offered Exclusively By:
Sonny Todd Real Estate
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 Big Timber, Montana 59011
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Logan Todd
 (406) 930-3673

Green Hills Ranch on the Musselshell River



A fully self sustaining cattle operation in a very quiet neck of the woods. Utilizing both flood and pivot irrigation, this place produces more than enough feed than the cattle it can run. Well kept, functional improvements at the headquarters make running this ranch a breeze. A short drive to Billings for all of the necessities a person might need or just minutes away from Ryegate for a cheese burger or steak.

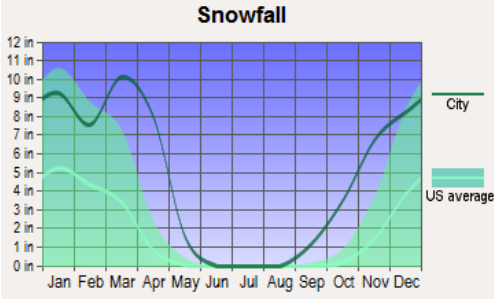
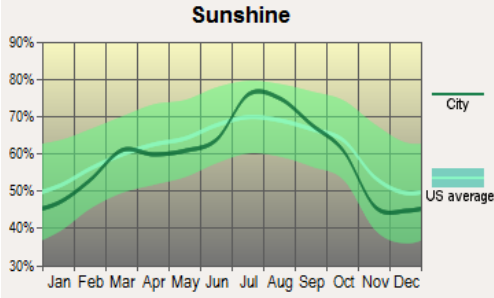
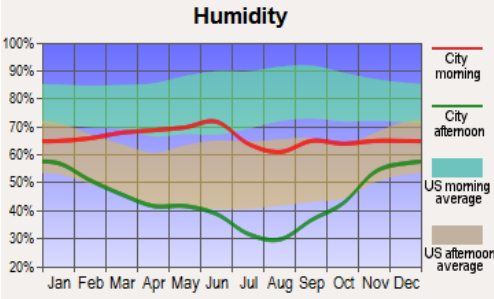
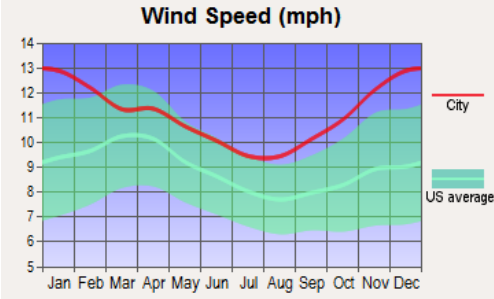
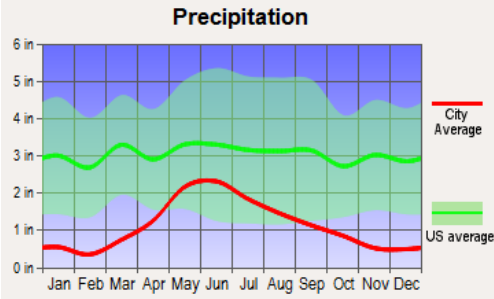
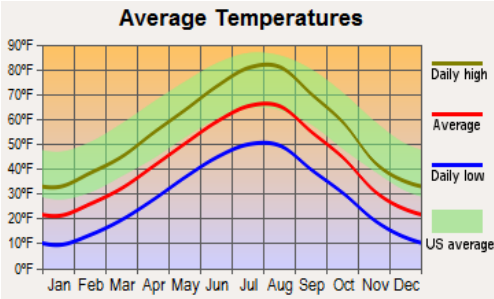
This property is absolutely loaded with mule deer and whitetail deer along with the ever more frequenting elk. It has all the birds! Great duck, pheasant and goose along the river and a great population of Hungarian partridge and Grouse a expansive pasture area.

Give us a call to set up a showing on this wonderful Montana Ranch.





Average Climate for Lavina, MT Based on data obtained from city-data.com

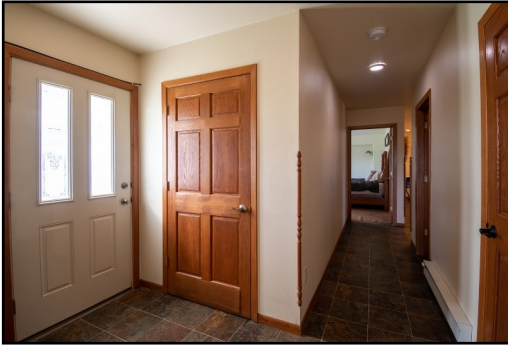
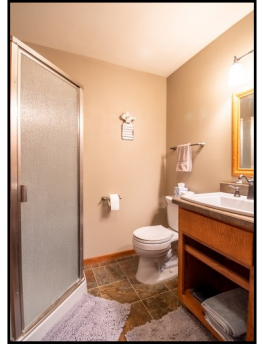




Water & Mineral Rights: Owners will transfer owned mineral rights. All water rights appurtenant to subject property will transfer subject to all decisions of the Montana Water Court Adjudication proceedings.

DESCRIPTION:

Elevation: 3,400' - 3,800' | **Taxes:** \$6,581 | **3BD/3BA Home** | **Several Outbuildings**







Montana

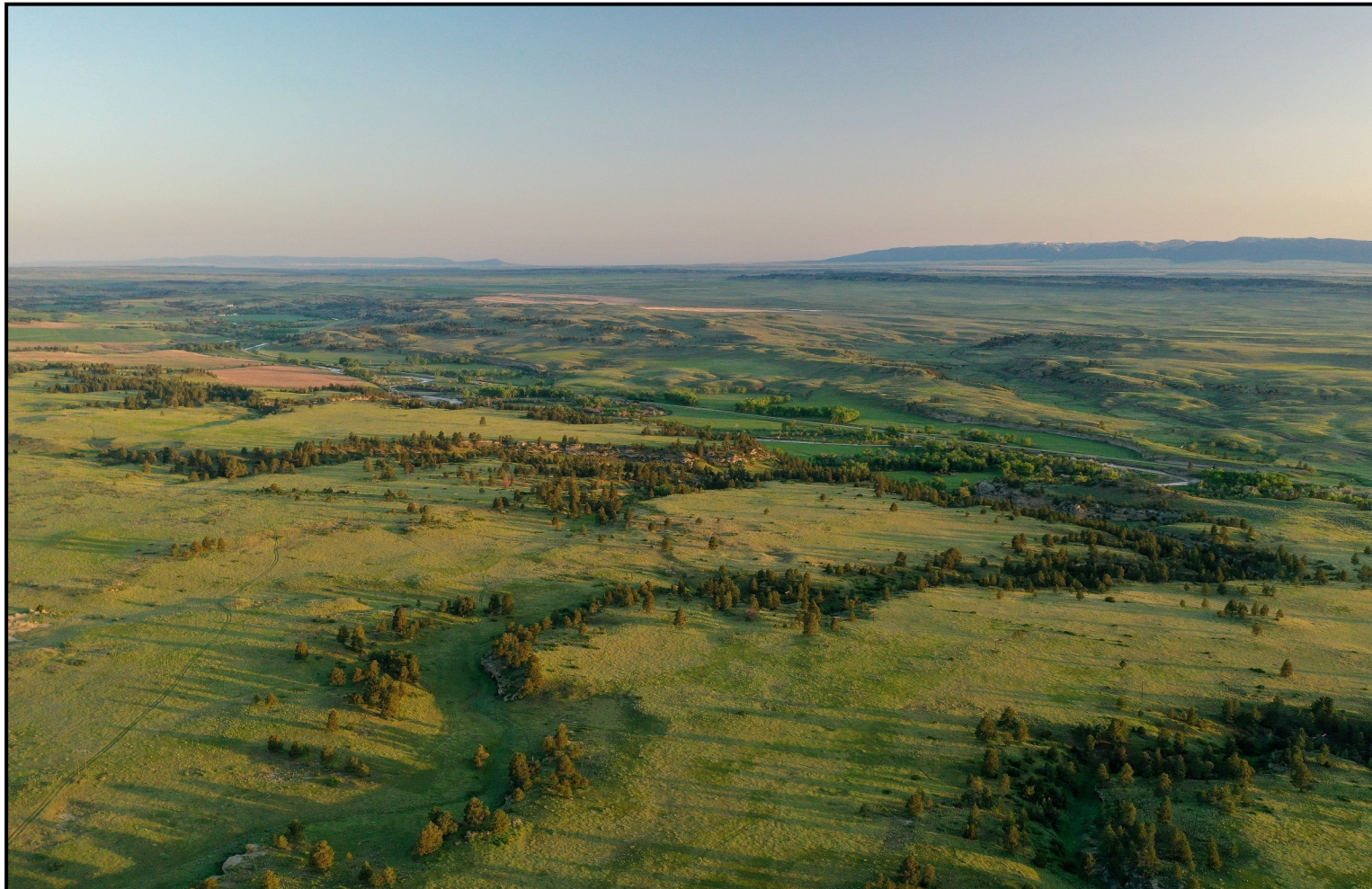
Grandpa Sonny Todd's Real Estate Editorial

We believe Montana is the “Best Last Place.” Montana plays in our minds that mythological West that all Americans love. It is the home of real legends, with real places and real people. It was a horn of plenty for the Native Americans, with prairies full of fat buffalo and clear mountain streams overflowing with trout and beaver. Montana evolved from the wilderness through the efforts of mountain men, gold miners, sturdy pioneers, as well as through a bloody struggle between competing cultures. Law and order came to the Montana Territory by the gun and hanging tree. It was Vigilante verses Outlaw, and often it was a fine line that separated the two. Montana is the West, home of the Cowboy and Cowponies, and endless horizons.

Montana is the land of snow-capped mountains, pristine wilderness areas, sparkling rivers and streams, and golden wheat fields all under 'The Big Sky.'

Welcome to "*The Best Last Place*," Montana.





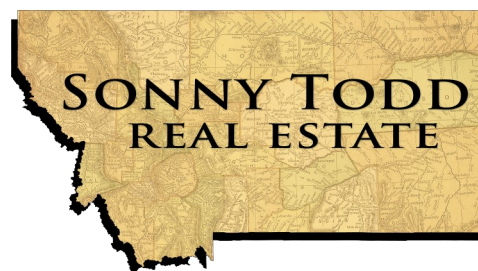
Broker's Note:

A highly productive ranch that is located in the heart of a historic agricultural community a short distance from the biggest city in the state. These types of all encompassing ranches are hard to find in today's market. This property is ready for its next steward in the Big Sky State!

Give us a call or visit our website for any further information.

PRICE: \$5,500,000

TERMS: Cash



Notice: The data contained herein was obtained from the owner and other sources deemed reliable, but is not guaranteed by agents. Prospective purchasers may be asked to provide a financial reference prior to a showing and are advised to examine the facts to their own satisfaction. This offering is subject to change of price and terms, lease, prior sale or withdrawal from the market, without notice.

-4,319 +/- Total Acres
-3,679 +/- Deeded + 640 State Lease
-157 +/- Acres Flood Irrigated
-70 +/- Pivot Irrigated

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\$5,500,000

