

Badger Creek Ranch

Cohagen, Montana



A well-watered, low overhead, Montana grass ranch, these are the first things that come to mind when discussing the 10,557+/- acre Badger Creek Ranch. The owners have operated the ranch as a 300-400 mother cow and calf operation for over 25 years. The amount of head and of course the weather dictates how much winter feed will need to be purchased and brought onto the ranch for the winter months.

These folks have done extensive fencing and water projects throughout the ranch. This includes fencing most of the ranch into 2 section pastures with a minimum of two sources of water per pasture.

The water sources in each pasture are one reliable spring and one tank on a pipeline from a well. There are 7 wells on the ranch that provide terrific quality and quantity of water for livestock and human consumption.

On the East side of the ranch, there are eight 200 acre grazing cells that the owners have used as intensive grazing cells that they cycle livestock through. The water tanks in the different pastures are both thermal sinks that provide the appropriate amount of water for livestock in both summer and winter months combined with traditional plastic tanks protected with drill stem pipe. There are several hundred acres of historical dryland hayfields that are currently being grazed but could be put back into production if desired.

The headquarters of the ranch consist of two modular homes that have been fixed up and are very comfortable. There is a hunting camp set between the houses that the owners have leased out over the years. The shop is in great shape with half of the floor being dirt and the other half having concrete. The livestock working facilities are built in a Temple Grandin fashion and have made processing livestock a breeze.

\$5,990,000



Offered Exclusively By:
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Logan Todd
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Badger Creek Ranch



DESCRIPTION:

Acreage:

10,557 +/- Total Acres

9,129 +/- Deed Acres

788 +/- BLM

640 +/- State

Elevation:

3,000' to 3,300'

Taxes:

\$6,481 (2023 est.)

Main Home:

1,333 sq. ft.

3BR/2BA

Second Home:

1,850 sq. ft.

3BR/2BA



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





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.





Summary:

This ranch has been ran by a husband and wife for over 25 years. It doesn't get to be much less overhead than that. Some good ranch horses and a side by side will keep the future owners of this great ranch occupied for years to come.

The next owners can literally bring there cows and be in business. Functional improvements set in a very private setting ready to go to work.

While touring ranch we ran across mule deer, antelope, sharp-tails, and Hungarian partridge. This added wildlife could generate extra income for the ranch or be enjoyed by guests.

Come take a look at this great Montana Grass ranch in the "best last Place".

PRICE: \$5,990,000

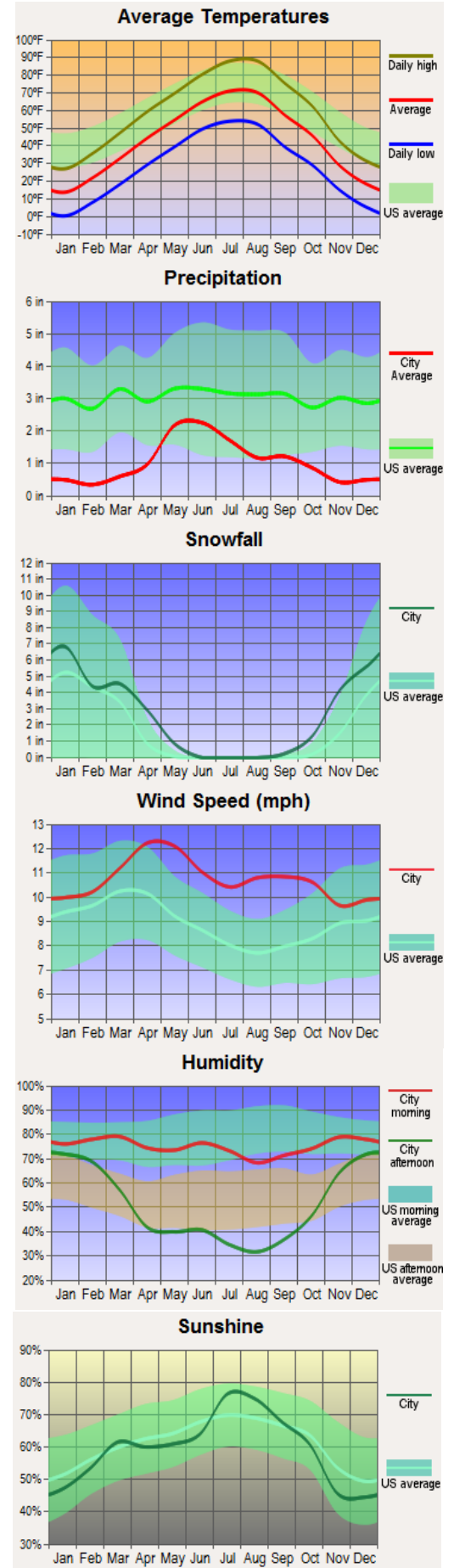
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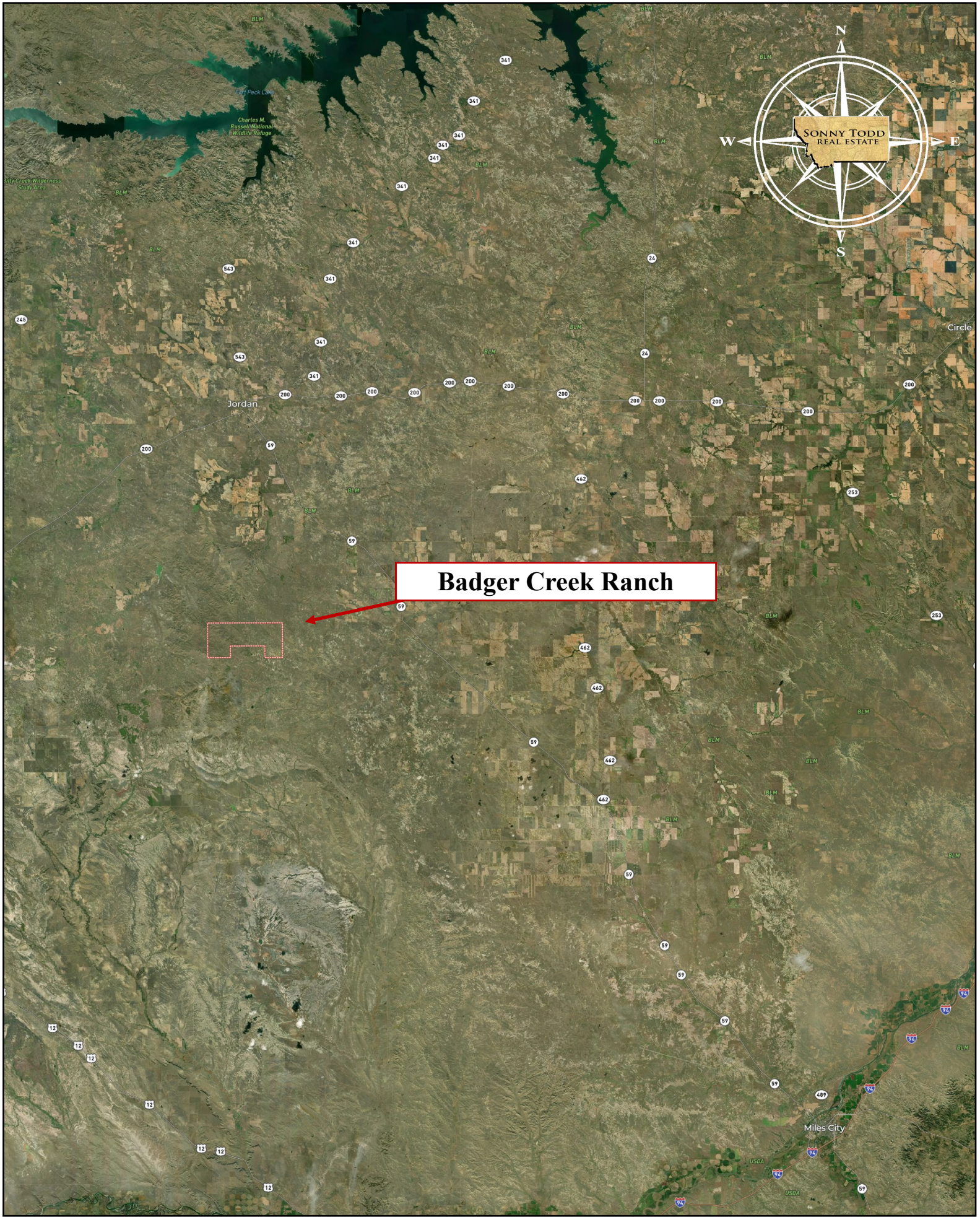
Notice: The data contained herein was obtained from the owner and other sources deemed reliable, but is not guaranteed by agents. Prospective purchasers may be asked to provide a financial reference prior to a showing and are advised to examine the facts to their own satisfaction. This offering is subject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



Average Climate

Based on data obtained from city-data.com





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