

MILLS AUCTION & REAL ESTATE
PRESENTS FOR SALE:

Battlefield Ranch

POWDER RIVER COUNTY, MONTANA



This uniquely historical ranch is one of the most scenic and picturesque properties in the region. It is located 30 miles south of Broadus, MT and lies on the west side of the Powder River. The property has modest improvements consisting of a comfortable 2 bedroom, 1 bath home with a full basement, garage, and various outbuildings.

Appropriately named Battlefield Ranch, it is the site of the Reynolds Battle, a skirmish between Colonel Joseph J. Reynolds and the Northern Cheyennes which occurred on St. Patrick's Day in 1876. A monument thought to be erected by the Daughters of the American Revolution in the 1920's overlooks the site of the battle and commemorates the lives of three soldiers lost in the battle.

There is an outstanding array of wildlife habitat with the availability of water, brush, trees, creeks, draws, and open spaces. Hunting opportunities abound with elk, whitetail and mule deer, antelope, turkeys, upland game birds, and more. Hunting in this region has long been valued. These grounds were treasured by the Native Americans and continue to offer some of the most premier hunting opportunities in Montana. The combination of the historic mystique and the incomparable variation of extremes in landscape truly make this ranch an appealing investment.

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SALIENT FACTS:

LOCATION:

- 30 miles south of Broadus, MT, along the west edge of the Powder River.

ACREAGE:

- 4600+ acres
- 930 +/- acres deeded.
- Balance of acreage leased from BLM & State. (leases transferred with land)

ANNUAL PRECIPITATION:

- 12-14 inches annually

CROP PRODUCTION:

- 120 +/- acres hay meadows

MINERAL RIGHTS:

- No mineral rights transferred with the property.

WATER RIGHTS:

- all water rights currently owned will transfer with the land.
- 6 wells: 2 flowing, 4 pasture wells (1 windmill, 1 solar, 1 electric)

PRICE:

- \$1,445,000

TERMS:

- Cash at closing.





SCHOOLS/BUSES:

- Grade school and High School offered at Broadus, MT. Bus picks up at Bloom Creek Rd. located approximately 8 miles from house.

FENCING:

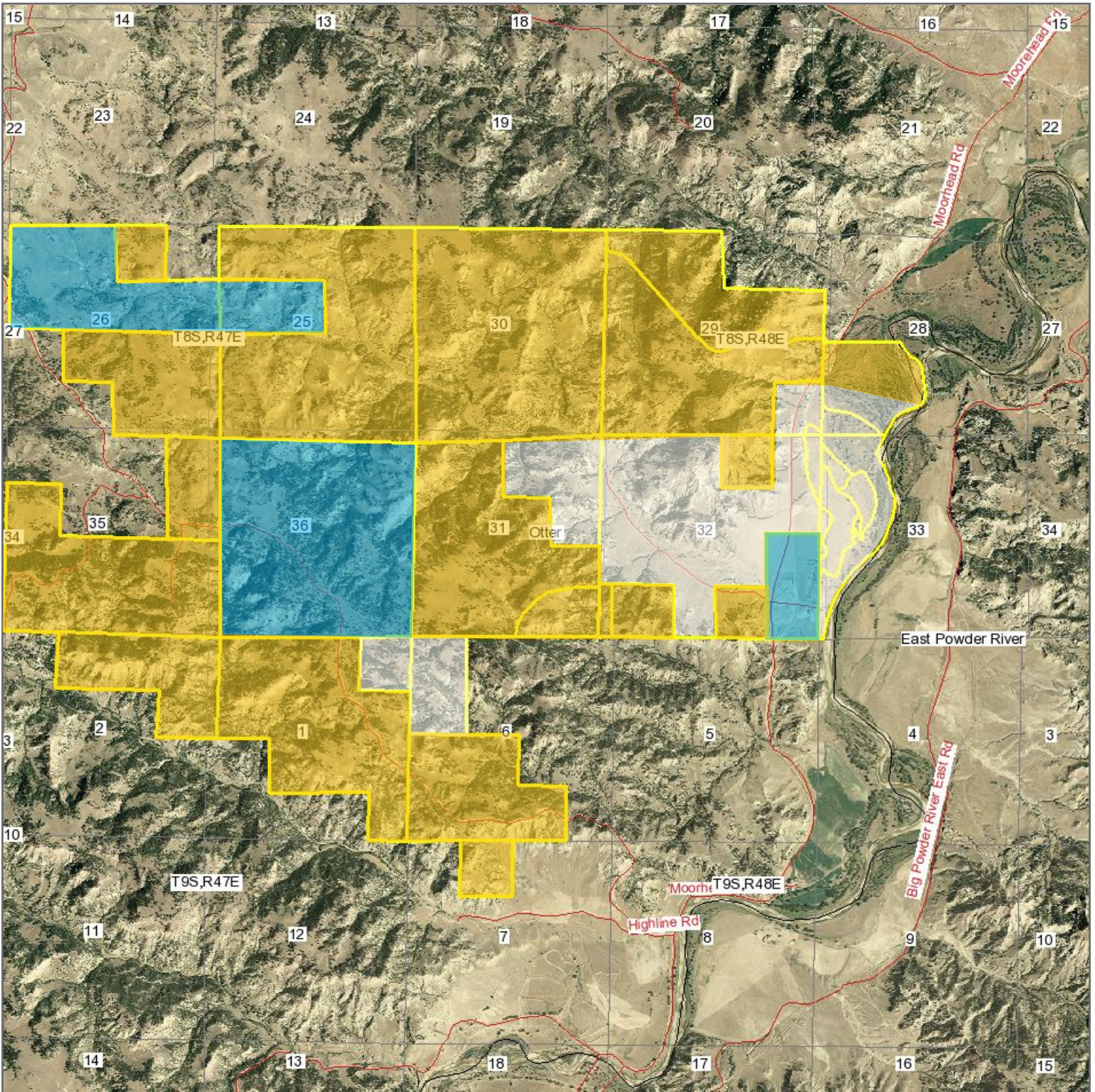
- Fences are in average –good condition. Cattle currently being pastured on property.

IMPROVEMENTS:

- Small but comfortable 2 bedroom, 1 bath home with full basement
- Garage, Storage Buildings, Guest Bunkhouse
- Older shelters and corrals

DISCLAIMER: All information gathered for sale purposes was provided by Seller and respective government agencies. The information is believed to be accurate but is subject to verification by all parties relying on it. The property is being sold "AS IS, WHERE IS" basis, and no warranty or representation either expressed or implied, concerning the property such as boundaries, water supply, or soil productivity, or acreages, is made by the seller or the broker. All prospective buyers are strongly encouraged to conduct an independent investigation of the property. Mills Auction and Real Estate will not be responsible for typographical errors, misprints, or inaccurate information as provided by the Seller, County Offices, or County FSA Office. All maps that have been put together for Property Information Package are approximate and are from sources deemed reliable; however, accuracy is not guaranteed. Maps are not to scale. Existing fence boundaries may change from actual survey conducted. All acreages are approximate and have been estimated based on legal descriptions.

Aerial Map



Note: Boundaries are approximate for presentation purposes and are not exact

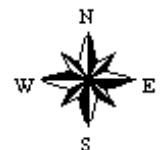
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scale: 1:42624

State
 Private
 BLM

**Powder River County
Montana**

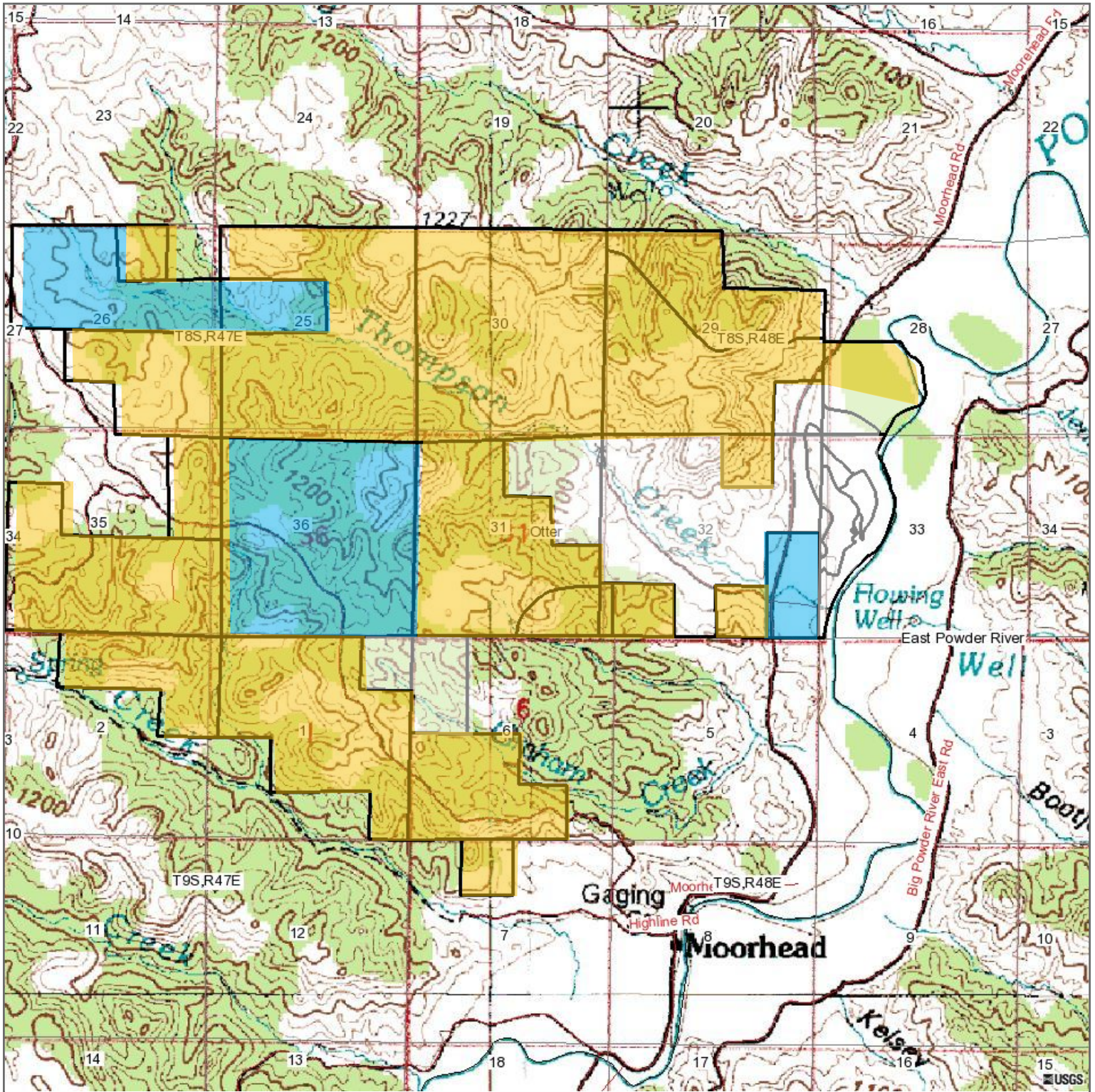


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10/29/2008

Topography Map

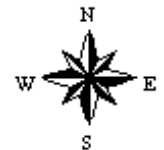


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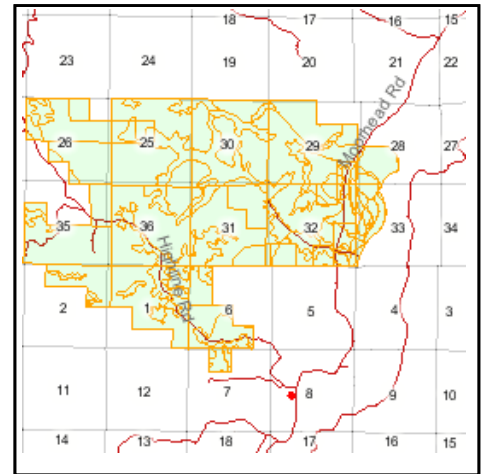
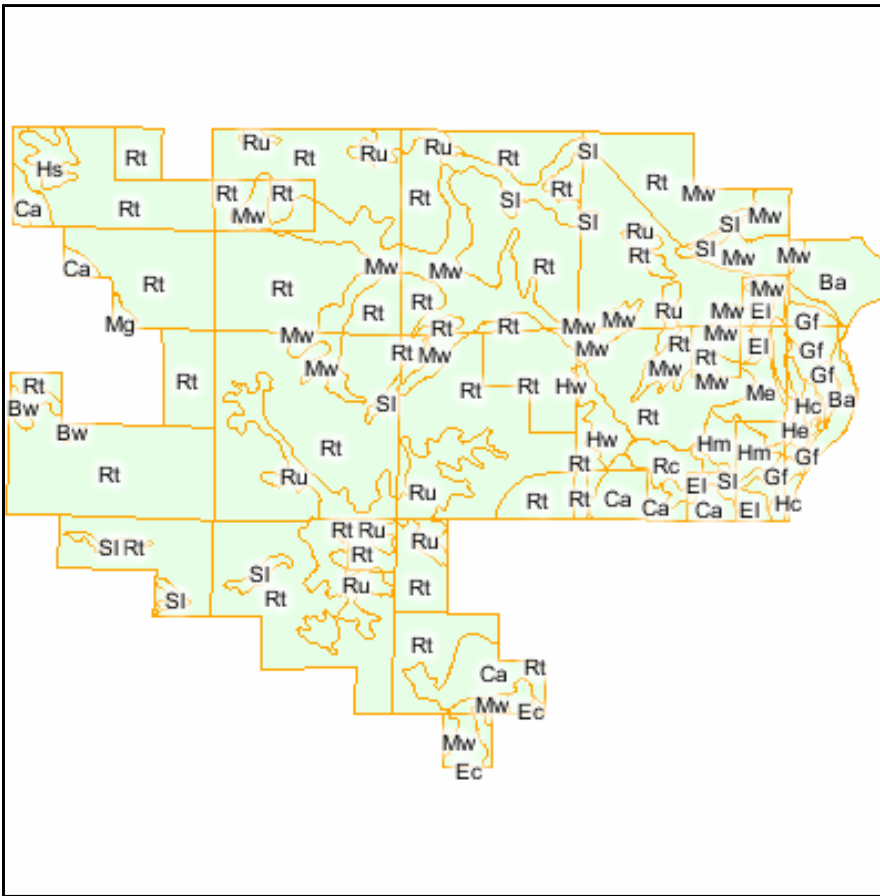
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Field borders provided by Farm Service Agency. Aerial photography provided by Aerial Photography Field Office.

Soils Map



State: **MT**
 County: **Powder River**
 Location: **7-9S-48E**
 Township: **Otter**
 Acres: **5,885.2**

Fsa borders provided by the Farm Service Agency.
 Soils data provided by USDA and NRCS.



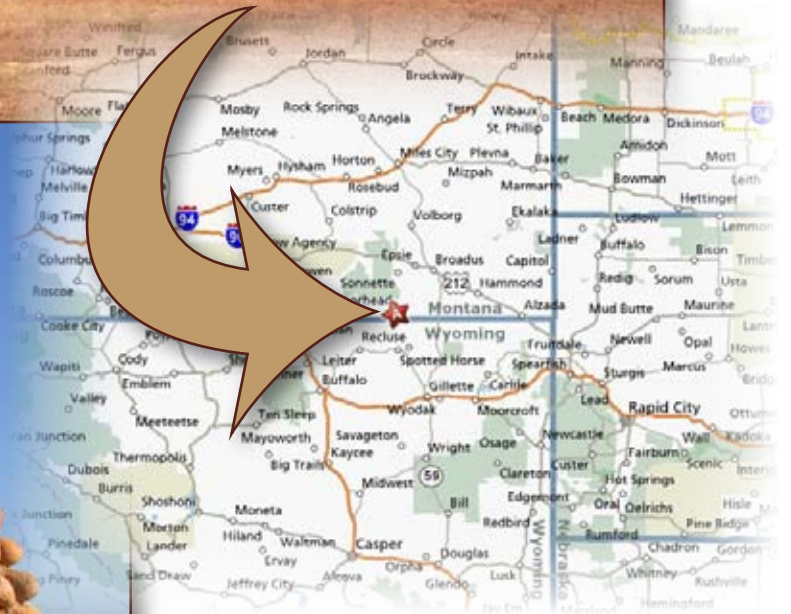
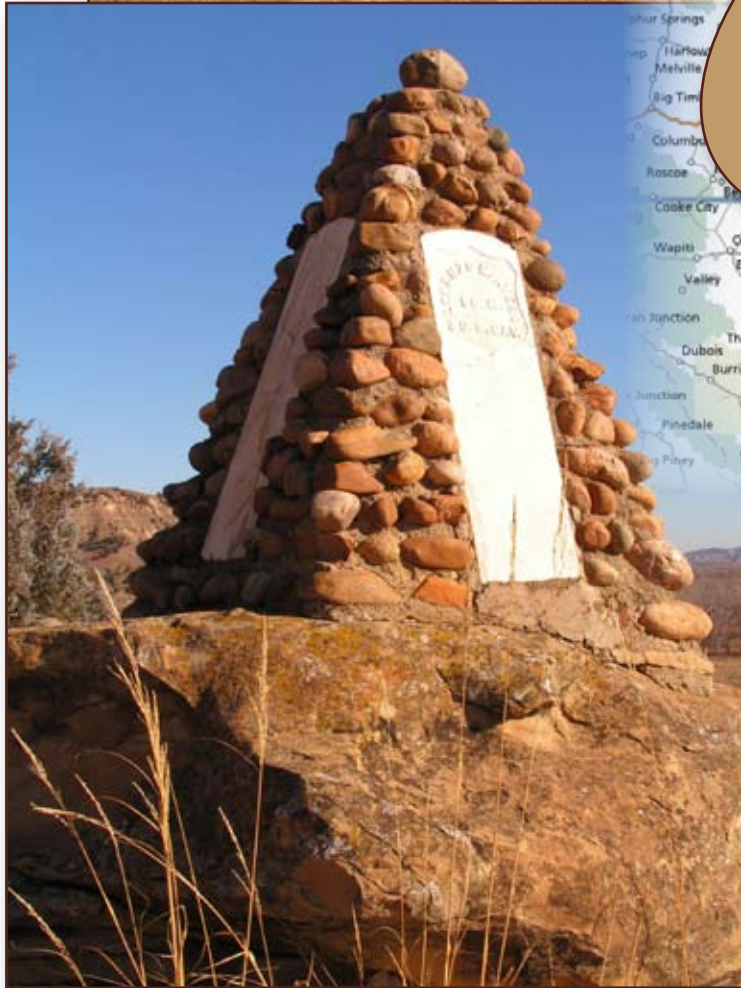
Maps provided by:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class
Rt	Ringling-Cabba association, 15 to 50 percent slopes	3,964.7	67.4%	VIIe	
Mw	Midway and Elso rocky soils, 35 to 75 percent slopes	573.9	9.8%	VIIe	
Ru	Ringling-Relan association, 6 to 25 percent slopes	353.1	6.0%	VIIe	
Ca	Cabba association, 15 to 50 percent slopes	211.2	3.6%	VIIe	
SI	Shale outcrop	143.8	2.4%	VIIIs	
Ba	Bankard fine sandy loam	129.7	2.2%	IVe	
Gf	Glenberg fine sandy loam, 0 to 2 percent slopes	114.9	2.0%		
El	Elso silt loam, 15 to 45 percent slopes	58.3	1.0%	VIIe	
Hm	Heldt silty clay loam, 4 to 8 percent slopes	54.7	0.9%	IIIe	IIIe
Me	McRae silt loam, 4 to 8 percent slopes	51.7	0.9%	IIIe	IIIe
Hw	Hydro-Arvada complex, 2 to 8 percent slopes	42.8	0.7%	IIIe	IIIe
Rc	Rapelje silt loam, 2 to 8 percent slopes	40.5	0.7%	IVe	
He	Haverson silty clay	36.9	0.6%	IVe	IVe
Hs	Hopley and Relan loams, 4 to 8 percent slopes	31.1	0.5%	IIIe	
Hc	Haverson silt loam	25.0	0.4%	IIIe	IIIe
Bw	Bew silty clay, 4 to 8 percent slopes	23.0	0.4%	IVe	
Ec	Elso silt loam, 8 to 15 percent slopes	13.2	0.2%	VIe	
Mg	Midway-Elso association, 8 to 35 percent slopes	12.9	0.2%	VIIe	
W	Water	3.8	0.1%		

Weighted Average



*Southeastern gateway
to the
Big Sky Country*

For more information and pictures, visit:
www.ranchpropertypro.com



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P.O. Box 128
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POWDER RIVER COUNTY, MONTANA



4600+ acres