



ROCKY MOUNTAIN RANCH REALTY

give us a call at 406.259.6666

## *Janich Ranch*

Billings, MT | \$2,200,000



# Janich Ranch

**Farms / Ranches**

**Acres: 6104**

## Location

18 Miles north of Billings, MT, off of Highway 87

## Topography

Rolling range with sandstone, pine bluffs and coulees. The ranch is well accessible for grazing.

## Land Classification

3,000+/- Acres Deeded

319+/- Acres State of Montana Lease – 64 AUM's

2,465+/- Acres BLM – 300 AUM's

320+/- Acres Private in Holding

6,104+/- Total Contiguous Acres

## Stock Water

There are nine wells with good quality water, a pipeline, springs, and reservoirs. All pastures have multiple water sources of varying types of power – Windmills, electric, gas motor, water traps and buried tanks for winter water.

## Operation

This ranch is part of a larger ranch that was divided among the heirs. Since its split they have only summered pairs. The ranch is mainly excellent native range with some crested wheatgrass and 147.9 acres of CRP at \$5,177.00 per year, contract expires 2023. Would make an ideal cow/calf ranch. Winter pastures have no trees.

## Improvements

Workings corrals and dry storage. Cross fenced for maximum rotation grazing and conservation practices.

## **Mineral Rights**

50% of Sellers interest

## **Wildlife**

Famous Bull Mountain Trophy Elk, mule deer, antelope and sharp-tail grouse

## **Taxes**

Approximately \$4,000.00 per year

## **Brokers Comments**

Seldom do properties of this location and quality make the market. Strong grass country and excellent wintering range. Owner could easily live in Billings and run this operation as a sideline. Call for a personal tour and view this scenic and productive property.