



give us a call at 406.259.6666

# Rolling Prairie Ranch – Under Contract

Melstone, MT | \$ 7,850,000.00  
Cash at closing





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Farms / Ranches **Rolling Prairie Ranch – Under Contract**  
 Acres: 14,489+/-

Rolling Prairie Ranch

Location: The Rolling Prairie Ranch is located 5 miles east of Melstone. The ranch borders along Highway 12 and has a ½ mile of the Musselshell River. The ranch is mainly in Rosebud County with a portion in Musselshell County.

Acreage Breakdown

Deeded

Grazing	11,785+/-
Irrigated	43+/-
Fallow	1,700+/- in tame pasture dryland willow creek and other grazing forage.
Farmstead	_____ 1+/-
Total deeded	13,529+/-

State Lease 640+/-

BLM \_\_\_\_\_ 320+/-

Total Ranch 14,489+/-

Buildings

The Ranch has a 1,457 SF home with a detached garage. There also are two pole barns (30'X36' and 40'X80') and a

nice set of supporting corrals. There will be a new well being drilled this fall.

## Water Rights

Rolling Prairie Ranch has ½ mile of the Musselshell river on the west side of the ranch. There is 70 share of irrigation water from the Delphia-Melstone canal. There also is two deep stockwater wells with over 5 miles of pipeline being installed and more in the planning.

## Operation

The ranch is currently running being run as a summertime grass ranch.

## Wildlife

The opportunity for wildlife view and hunting is excellent. There is antelope and deer with excellent game birds including pheasant, sharp-tailed grouse, ducks and geese.

## Brokers Comments:

The ranch was just taken over by the current owner and new dams, pipeline and wells are being built, installed and coordinated for a solid grass unit with excellent fences.

Click on this link to view the map. [Map](#)