



# O'Connor Ranch

9,296.28 Acres

Garfield County, MT

\$10,000,000

HAYDEN  OUTDOORS.



# O'Connor Ranch

TOTAL ACRES:

9,296.28

PRICE:

\$10,000,000

COUNTY:

Garfield County

CLOSEST TOWN:

Sand Springs, MT

*Presented by*



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The O'Connor Ranch is being introduced to the market for the first time in decades. This multi-generational legacy ranch in Garfield County, Montana boasts supreme District 700 elk hunting, recreational opportunities and great cattle production.

## **Land**

The ranch is 9,296 total acres, including 7,231 acres deeded lands and 2,065 acres of lease lands that include 475 acres of State of Montana lease and 1,590 acres of BLM lease. The grass is nutrient rich and well sodded. There are 1,102 acres of improved CRP grass hay ground and 51 acres in alfalfa. The seller rates the annual hay crop at 650 tons per year. The terrain is diverse and beautiful and includes timber covered hills, bottom ground, rolling hills, coulees and the South Fork of Lodgepole creek bottom. The ranch is located north of Highway 200 at south end of the Missouri Breaks and the west side of Garfield County.



## Activities & Amenities

ATV/Off Road  
Borders Public Lands  
Cattle/Ranch  
Development Potential  
Farm/Crops/Ag  
Hiking/Climbing  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Small Game  
Hunting - Turkey  
Hunting - Upland Birds  
Hunting - Waterfowl  
Income Producing  
Mineral Rights  
Pond/Lake  
Skiing/Snowmobiling/Snow Sports  
Stream/River  
Timber  
Water Rights  
Waterfront  
Wooded

## Land Details

Total Acres: 9,296.28  
Deeded Acres: 7,230.83  
Leased Acres: 2,065.45  
Zoning: Ag  
Elevation: 3000  
Topography: Rolling, steep, level  
Vegetation: Grass  
Tillable/Crop/Orchard Acres: 1153.08  
Pasture Acres: 8143.20  
Water Rights: Yes  
Mineral Rights: Yes  
25% of seller owned minerals convey  
Income Type: Grazing, hunting  
Source of lot size: Assessor/Tax Data





## Improvements

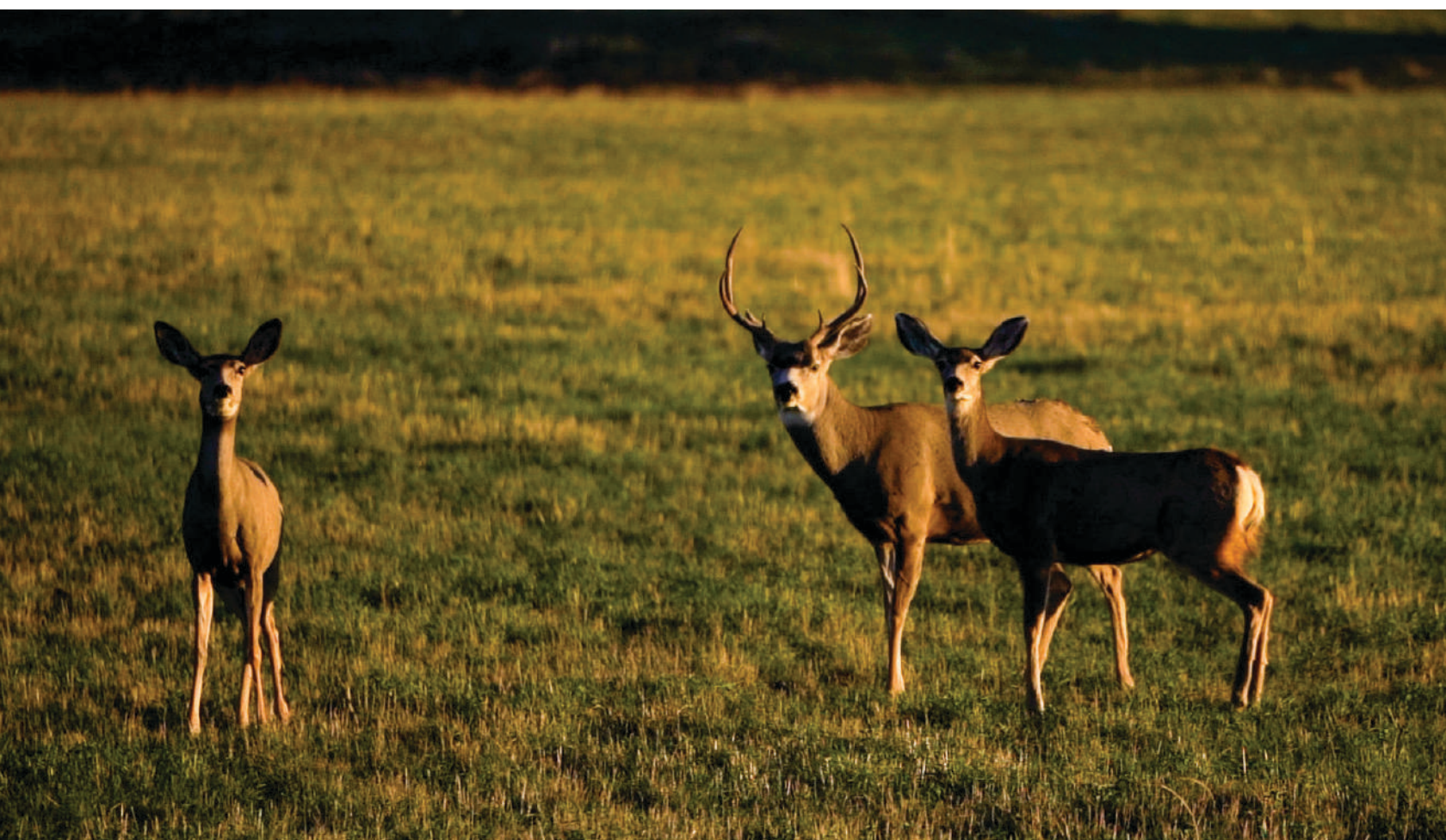
The improvements are older with a set of gathering corrals, grain bins, a quaint building and cattle sheds. There are also a couple of old homes which are not inhabitable. The interior and exterior ranch fencing is good and pastures are optimized for grazing. Water structures include several ponds and reservoirs and wells with strategically located water tanks.

## Recreation

Elk, Elk and more Elk call the ranch home. The family has reserved the hunting for family for years and have managed for Elk production. Now it's your chance to take their place and inherit this supreme Elk habitat. Also found on the ranch are Mule Deer, Pronghorn Antelope, Upland Birds such as Pheasant, Turkey, Sharp-tailed Grouse, and more. The location of the ranch near the Missouri Breaks and with its timber covered hills makes the perfect environment to hold Elk before the terrain breaks off into open prairie. From the ranch the Judith Mountains, Little Rockies and Snowy mountain ranges can be seen.















## **Agriculture**

The owner rated carrying capacity is 382 cow calf pairs. The ranch is rich in high protein grasses, water resources and good cover. 650 ton of hay will be produced annually on the ranch. Water resources are strategically located throughout the ranch. The ranch reservoirs provide ample livestock water and recreational opportunity.

## **Water/Mineral Rights & Natural Resources**

The sellers own 100% of the mineral rights and have agreed to convey 25% of the mineral rights with a sale.

## **Region & Climate**

The climate is semi-arid with warm summers and cold winters. In Garfield County, Montana, cattle outnumber people by a long shot. Fork Peck Reservoir to the north provides some of the countries best boating and fishing.











## History

Garfield County is known for its famous dinosaur bone discoveries and their notable T-Rex specimens. The Missouri Breaks are a highlight of the area with deep canyons, the Missouri River, Fork Peck Reservoir, the CM Russell National Wildlife Refuge, and the UL Bend National Wildlife Refuge. This region of Montana was the end of the trail for historic cattle drives from Texas north to the seas of grass in Montana territory as recounted in numerous history books about the region.

## Location

Jordan, the county seat, is 30 miles east of Sand Springs. Jordan has a grocery store, gas stations, schools, churches, a farm store, repair shops, museums and restaurants. Garfield County, Montana has one of the country's lowest population densities. The ranch is within one hour and 40 minutes of historic Miles City, Montana's eastern business hub, and 2 hours and 15 minutes from Billings, Montana, Montana's largest city.



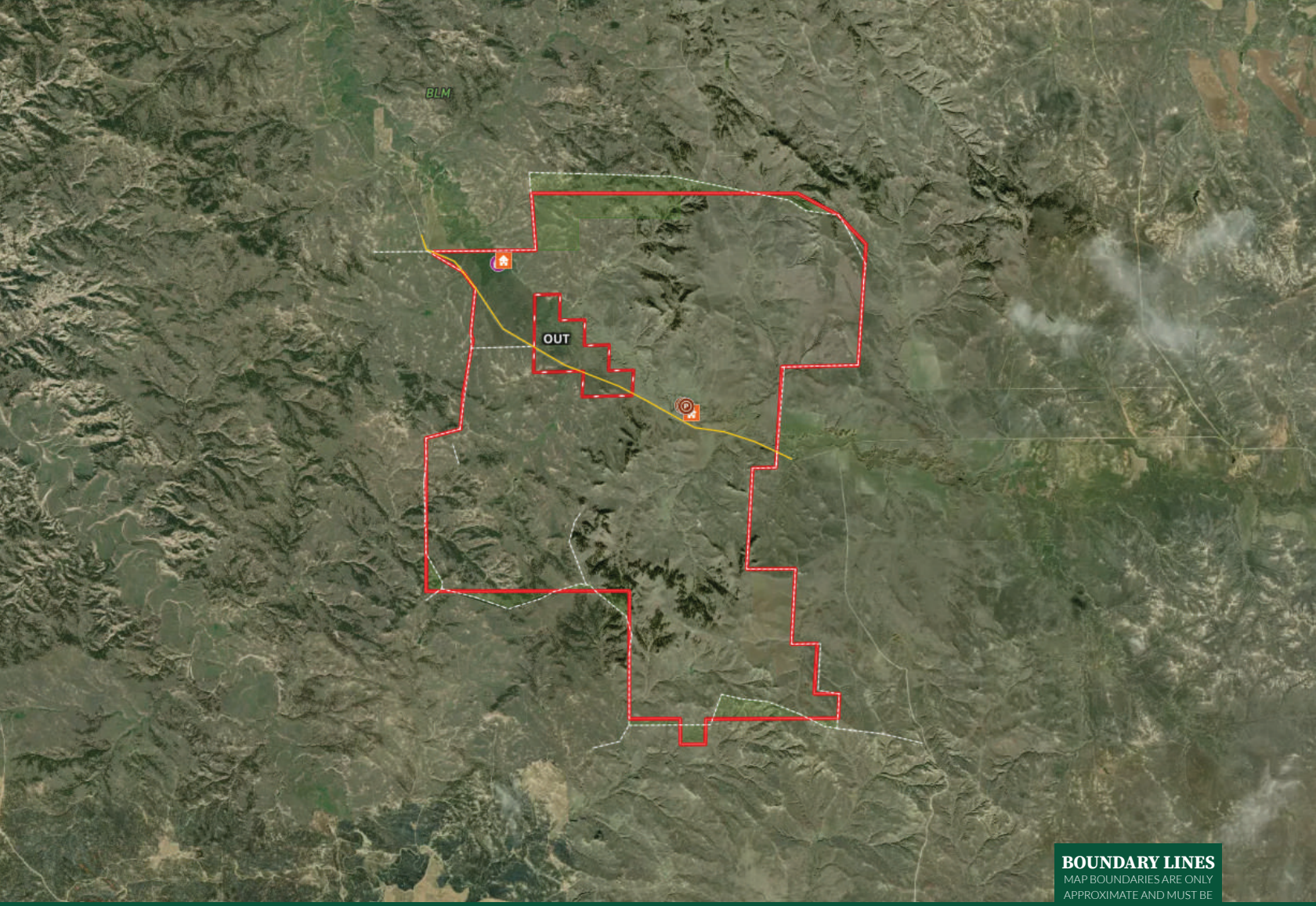






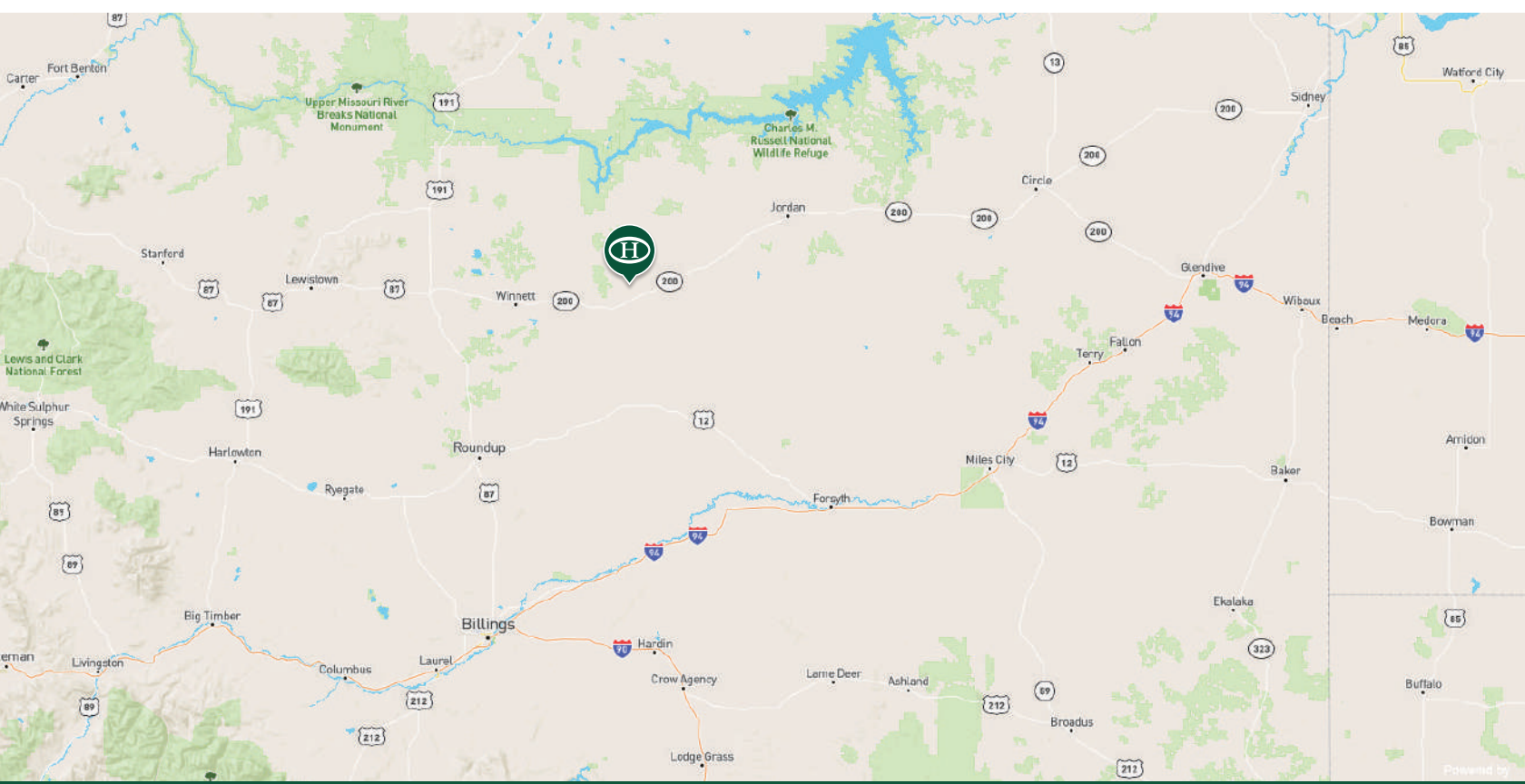






**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.

-  Boundary
-  House
-  Barn





## Hayden Outdoors

# Buyer Process

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

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testimonials







**HAYDEN  
OUTDOORS®  
REAL ESTATE**

**THE BRAND THAT SELLS THE *Land*®**

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 150 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

**Hayden Outdoors, LLC**

**501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com)**

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