

The Kilsdonk Ranch

762.00 Acres

Roosevelt County, MT

\$1,200,000



HAYDEN  OUTDOORS.

The Kilsdonk Ranch

TOTAL ACRES:

762.00

PRICE:

\$1,200,000

COUNTY:

Roosevelt County

CLOSEST TOWN:

Culbertson, MT

Activities & Amenities:

Borders Public Lands
Cattle/Ranch
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Food Plots
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Upland Birds
Hunting - Waterfowl
Income Producing
Outbuilding/Barn/Shed/Shop
State Hunting Unit: HD- 640

Land Details:

Address: TBD Bainville, Montana 59212
Closest Town: Culbertson
Total Acres: 762.00
Deeded Acres: 762.00
Elevation: 4100
Topography: Rolling Hills
Tillable/Crop/Orchard Acres: 460
Pasture Acres: 300
Estimated Income: 17000
Income Type: Ranch Lease
Estimated Taxes: \$1,741 - 2022
Source of lot size: Assessor/Tax Data

Property Summary:

The Kilsdonk Ranch offers a great opportunity to balance productive agriculture, quality bird, waterfowl, and deer habitat. The ranch lies ten miles south of the Medicine Lake National Wildlife Refuge and is a near-perfect blend of rolling hills, coulees, creek bottoms, and productive farm fields.

Land

The ranch adjoins a 640 acre state section which will allow the new owner to expand their hunting. The current owner leases out the farming and grazing rights which allows for some extra income. There are 462 acres of farm ground usually planted in wheat or barley. There is a well for livestock and wildlife and many good building sites.





Recreation

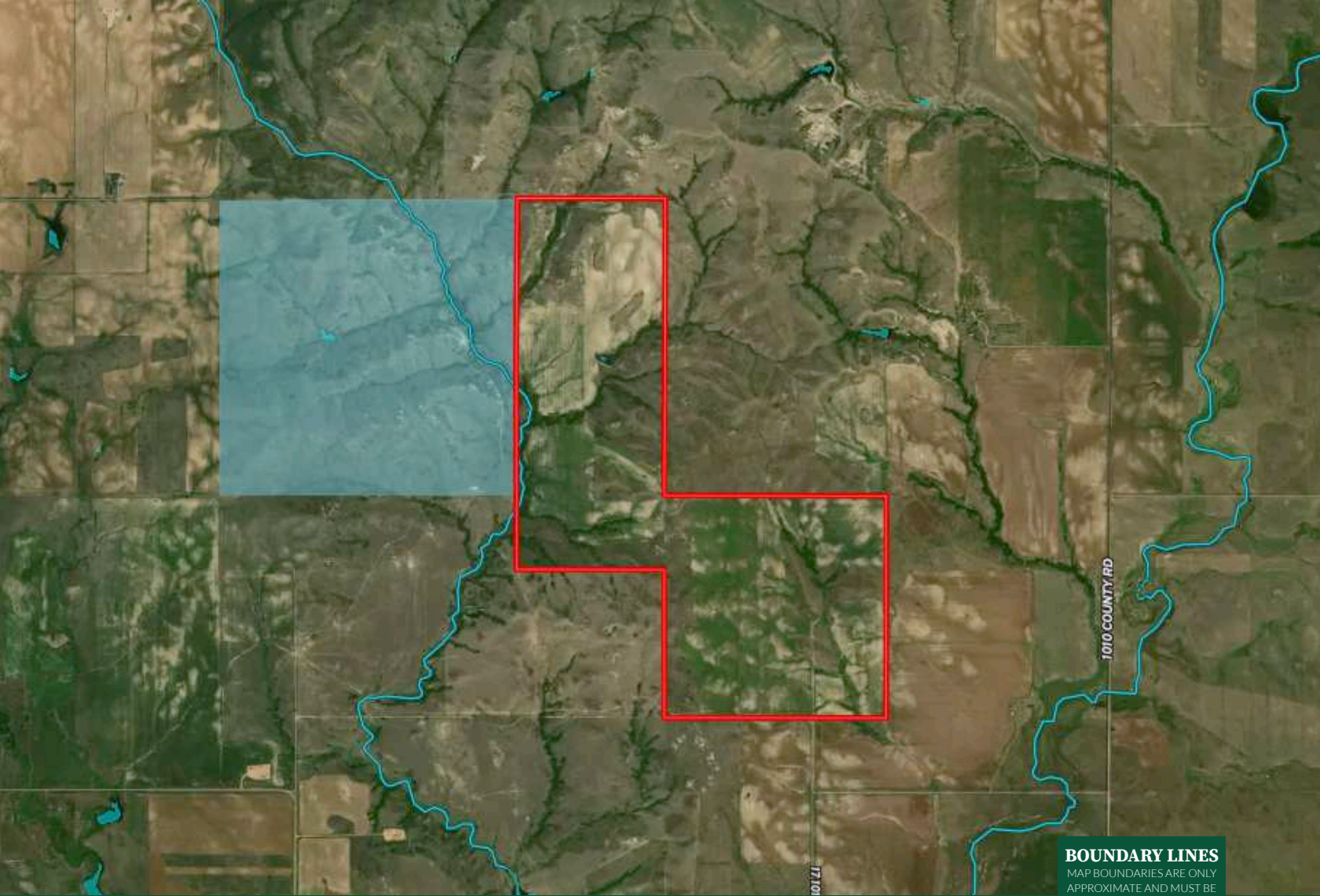
This property features extraordinary habitat for pheasants, sharptail grouse, Hungarian partridge, waterfowl, and both whitetail and mule deer. The NE corner of Montana is well-known for upland bird and waterfowl hunting. West Shotgun Creek runs on the west side of the ranch and offers seasonal water to wildlife.

General Operations

This property is value priced for the beginning investor who wants a hunting ground with farm income.

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 Boundary

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



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