

BLACK RANCH

\$10,000,000 | HINSDALE, MONTANA

UC RANCHTM
PROPERTIES

A Division of United Country Real Estate

| Acreage Breakdown

35,000+/- Total Acres

- BLM Lease 26,600 +/- Acres
- State Lease 4,680 +/- Acres
- Deeded 3,710 +/- Acres



| Executive Summary

The Black Ranch offers a unique opportunity to own a large block of land in Northeastern Montana, excellently suited for use as seasonal pasture or a year-around ranching operation.

The Ranch was purchased by its' current owners from the neighbors, a 3rd generation local ranching family, nearly 30 years ago. The Black Ranch has been a key component to the current owners' expanding operation, now beginning into its' 3rd generation. This ranches' consistent ownership by an owner/operator is evident in the exceptional maintenance and management of the property.

This 35,000+/- acre ranch is entirely contiguous and includes 26,600+/- acres of BLM lease permits, beginning April 1st and running through October 31s. 4,680+/- of the ranch acres fall under State Lease and the remaining 3,710+/- acres are deeded.

The Black Ranch is a classic Northeastern Montana ranch, offering a wide range of native grasses typical to the area, including western wheat grass and blue grama. However, the topography of the ranch is extremely unique, with deep spring-fed, timber-filled coulees, bad lands and over 3.5 miles of Willow Creek, flanked by enough timber and cover to provide an ideal spring calving setting. Willow Creek is spring-fed, and therefore holds water year-around.

The ranch carries 750 to 775 head of cattle for 7 months, with some variation depending on rainfall for the year. The property has been fenced into 7 large pastures, consisting of approximately 4,500+/- acres each, and 4 smaller holding pastures, used primarily during branding season. Each of the smaller pastures measure between 320-500+/- acres. All pastures have adequate water available by way of springs, pits and reservoirs allowing for consistent grazing throughout the ranch. Despite 2021 being one of the worst droughts on record in Northeastern Montana, this ranch still carries available grass and water for the 2022 grazing season.



| Executive Summary



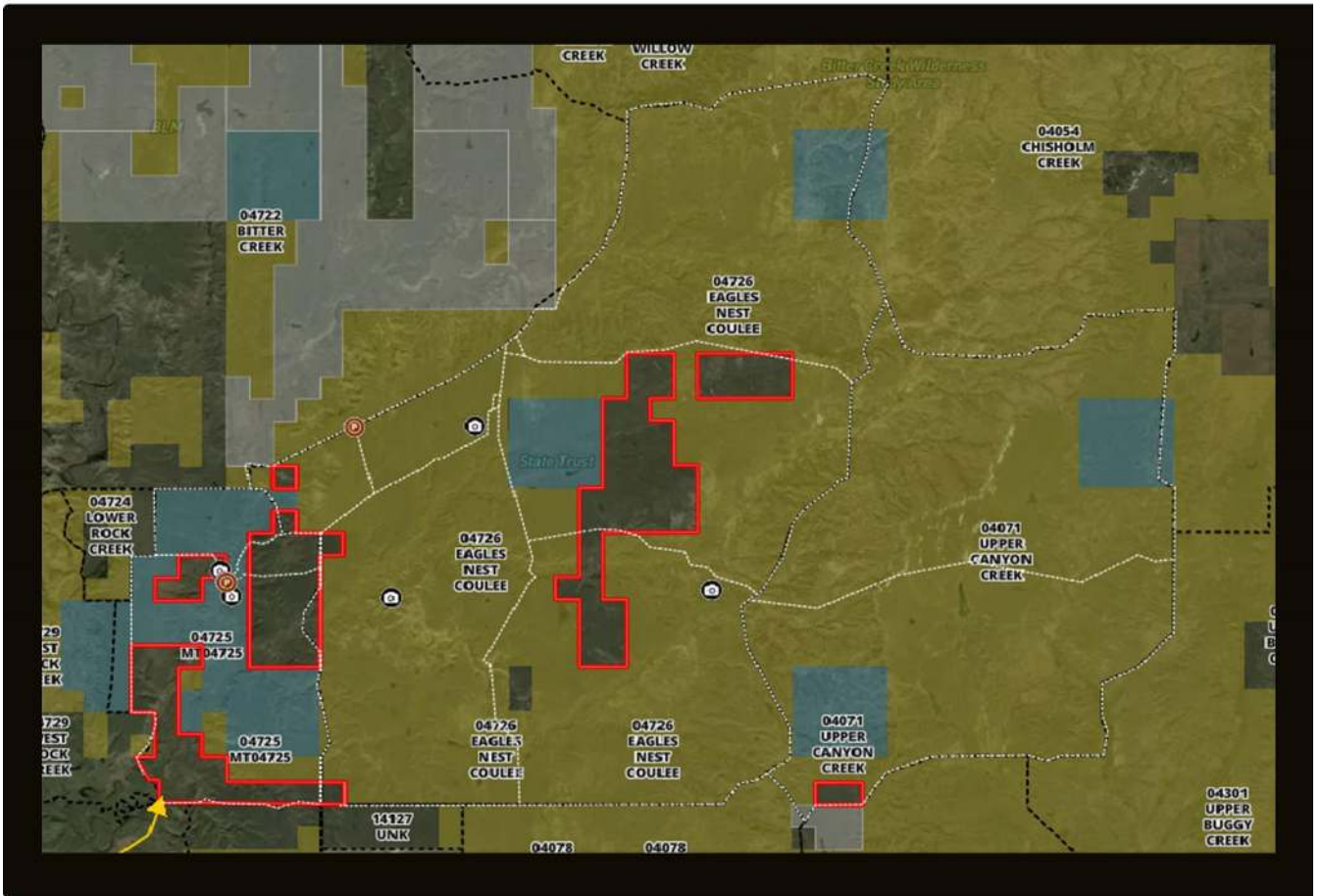
A set of working corrals on the ranch, along with a newly sided barn and certified scale are located along the county road for easy access and utilized during spring calving and fall shipping seasons. While no home exists on the property, plenty of options are available for building sites with extraordinary views.

In addition to the opportunity for an exceptional cattle operation, the Black Ranch provides extensive habitat for local wildlife as well. Whitetail, Mule Deer and Antelope are common, as are Upland Game Birds and Prairie Dogs. The Bittercreek Wilderness Study area is located on the property and a fishing pond stocked with Rainbow Trout is an excellent spot to spend an enjoyable afternoon.

The Black Ranch, named for its' original owners, has provided opportunity for 2 local ranching families to thrive for decades, and is now available for public sale for the first time in history.

Aerial Maps

- 3,710+/- Deeded Acres (Outlined in Red)
- 26,600+/- BLM Acres (Outlined in White)
- 4,680+/- State Lease



| Listing Agent



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PROPERTIES

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