

MILK RIVER TREASURE RANCH

\$3,895,000

SAVOY,
MONTANA

NORTHWEST REALTY & AUCTION

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PROPERTIES
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TANNER ANDERSON

REAL ESTATE
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PROPERTY SPECIFICATIONS

Introducing the Milk River Treasure Ranch in Northeastern Montana – a remarkable property offering the perfect blend of hunting, fishing, and agriculture production. Located just north of Highway 2 near Savoy and a short 10-mile drive from Harlem, MT, this expansive 4,228± acre ranch presents a unique opportunity for discerning buyers. Boasting 2,773.84± acres of crop land and 1,454.16± acres of grassland, it encompasses all the essential features a farm/ranch owner could desire.

Situated amidst varied terrain, the Milk River Treasure Ranch showcases an impressive 3.5 miles of Milk River frontage, providing both scenic beauty and fertile ground for hay and cattle production. The seasonal Wayne Creek, nourished by a man-made dam and a 105 ft deep well, offers convenient and reliable livestock watering. Cottonwood trees grace the banks of Wayne Creek, meandering through rolling grassland, while the adjacent grassland borders productive farmland. With 2,773.8± acres of cultivated land and a history of being farmed by the same tenants for the past 35 years in production agriculture, this ranch epitomizes the fruitful synergy between farming and ranching.

The Milk River Treasure Ranch is well-equipped with essential amenities, including two wells, three 10,000-bushel grain bins, electricity, telephone services, and several potential building sites for a home.



AG PRODUCTION

With 2,773.8± acres of cultivated land and a history of being farmed by the same tenants for the past 35 years in production agriculture, this ranch epitomizes the fruitful synergy between farming and ranching. Having remained in the same family for generations, the Milk River Treasure Ranch features perimeter fencing while leaving the interior open for potential development in grazing, farming, or hay production. Moreover, its prime location presents possibilities for solar or wind energy development, further enhancing its diverse potential as a hunting retreat, cattle operation, dryland farming enterprise, hay operation, or land investment opportunity.




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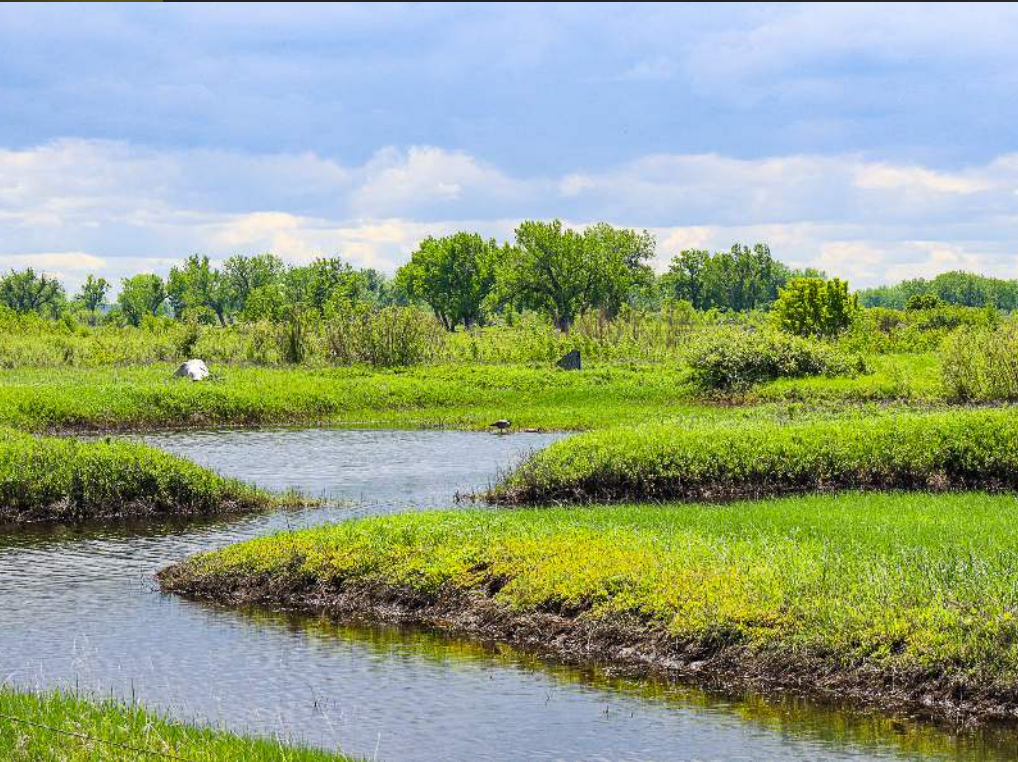


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HUNTING & FISHING

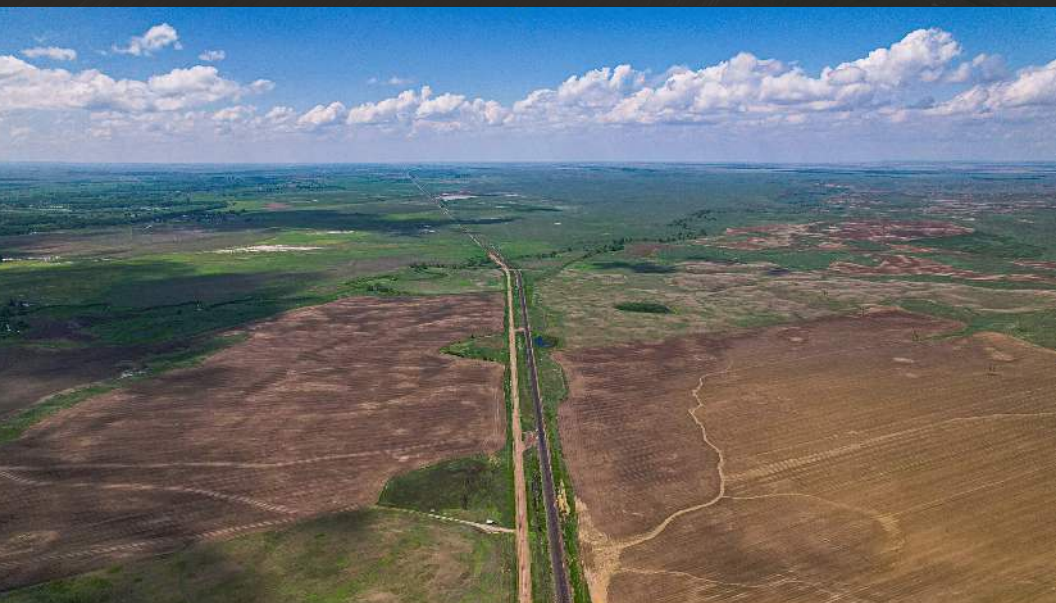
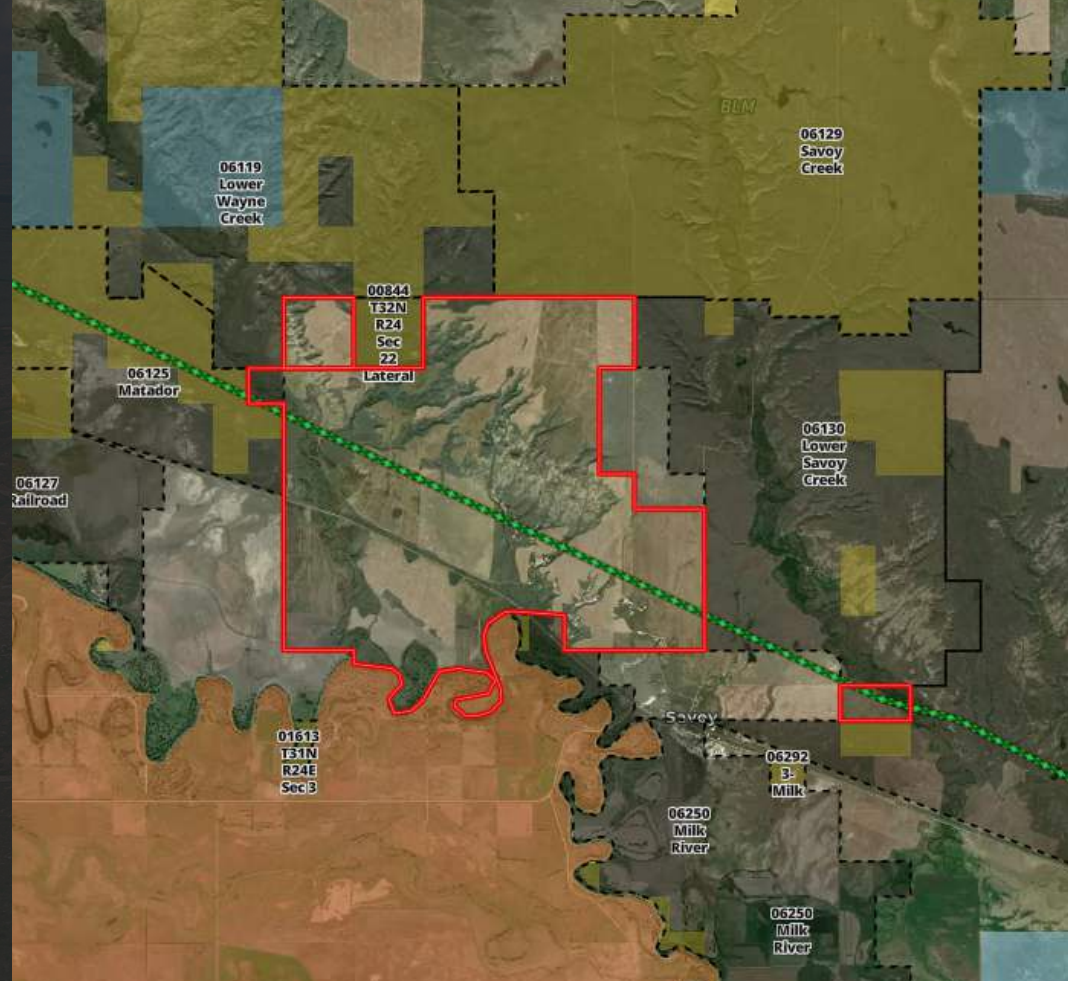
Wildlife enthusiasts will be thrilled by the abundance of game on the ranch, including mule deer, whitetail deer, pronghorn antelope, sharptail grouse, ringneck pheasants, and various waterfowl. The Milk River itself offers excellent fishing opportunities, with northern pike, catfish, and walleye being common catches.





MAP

Located just north of Highway 2 near Savoy and a short 10-mile drive from Harlem, MT, this expansive 4,228± acre ranch presents a unique opportunity for discerning buyers. Boasting 2,773.84± acres of crop land and 1,454.16± acres of grassland, it encompasses all the essential features a farm/ranch owner could desire.



OPEN YOUR PHONE CAMERA AND SCAN BELOW TO
GO DIRECTLY TO THE LISTING & INTERACTIVE MAP





Tanner Anderson

REAL ESTATE RANCH SPECIALIST CO-OWNER

Tanner Anderson, a native of Malta and Northeast Montana, knows Montana Properties. Tanner is the Co-Owner and Real Estate Associate for United Country Northwest Realty & Auction.

Tanner Anderson's background in the ranching lifestyle runs deep. He understands the value and importance of tillable acreage, how cattle stocking rate affects rangelands, the ins-and-outs of water rights, habitat management, and more. Tanner's ability to gauge a property's values, highlight its best assets and understand a buyer's interests are a large part of his success—the rest of his successes are the result of his personable approach.

When he's not working for clients he can be found working with his young horses, at a team roping jackpot, or at home on the family ranch with his growing family.

Tanner Anderson

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