

The Alfred Jordan Ranch

Miles City, Montana



For additional details, contact:



Tim Nesson
Broker

Member—Nesson & Associates Realty
P.O. Box 51467
Billings, MT 59105

Cell: (406) 860-0791

E-mail: tim@montanaranches.com

The Alfred Jordan Ranch

Purchase Price: \$6,900,000.00

Total Acres: 12,527 +/-



Price: \$6,900,000.00

Terms: Cash to seller

Location: Eighteen miles north of Rock Springs, MT, on Highway 59 or twenty miles east of Cohagen, MT.

Access: Eighteen miles north of Rock Springs, MT, on N Road 462 (Uall Road). Five miles east on Crow Rock Road.

Area Features: Fifty miles to either Jordan, Miles City, Circle, or the Fort Peck recreation Area.

Elevation: 2,700 feet

Climate: The Alfred Jordan Ranch is in a temperate climate for Montana. Average rainfall is 12—14 inches.

Acreage:

Total acres – 12,527 acres

Tillable – 6,011 acres

Cultivated 4,944 acres

Hay/Improved pasture 1,076 acres

Grass – 5,560 acres

State Lease 955 acres

(9 years remains on state lease)

-300 acres irrigated with 300 shares from Little Dry Irrigation District

Water:

Five wells –stock water: 1—

100' depth, 1—160' depth, 1—180'

depth and 2 artesian wells

Wild life: deer, antelope, upland birds

Taxes: \$17,761.00 – Estimated

Improvements:

—Ranch-style home, built in 1977 with 2,970 sq. ft., 3 bedrooms, 1 bathroom, full-basement, and a double attached garage

—Livestock Barn: 30' x 80', 100,000 pound livestock/truck scale, steel panel corrals, hydraulic chute, crowding tub, and automatic waterers

—Equipment Shed: 30' x 50'

—Shop: 40' x 50', heater, 10' side walls

—80,000 bushel storage with 2 new 23,000 bushel bins with full floor aeration

—Good perimeter, cross fences.

The Alfred Jordan Ranch

Miles City, Montana

Broker Comments: Well cared for farm/ranch property with weaning weights for calves at 700 pounds for steers and 650 pounds for heifers. Starting calving date is the first week of April and weaning begins the first week of November. Carrying Capacity around 250 A.U./yr. Farm Land will yield 30-40 bushel high protein spring and winter wheat yields with some alternative crops starting to be raised in the area



The Alfred Jordan Ranch

Miles City, Montana



The Alfred Jordan Ranch

Miles City, Montana



The Alfred Jordan Ranch

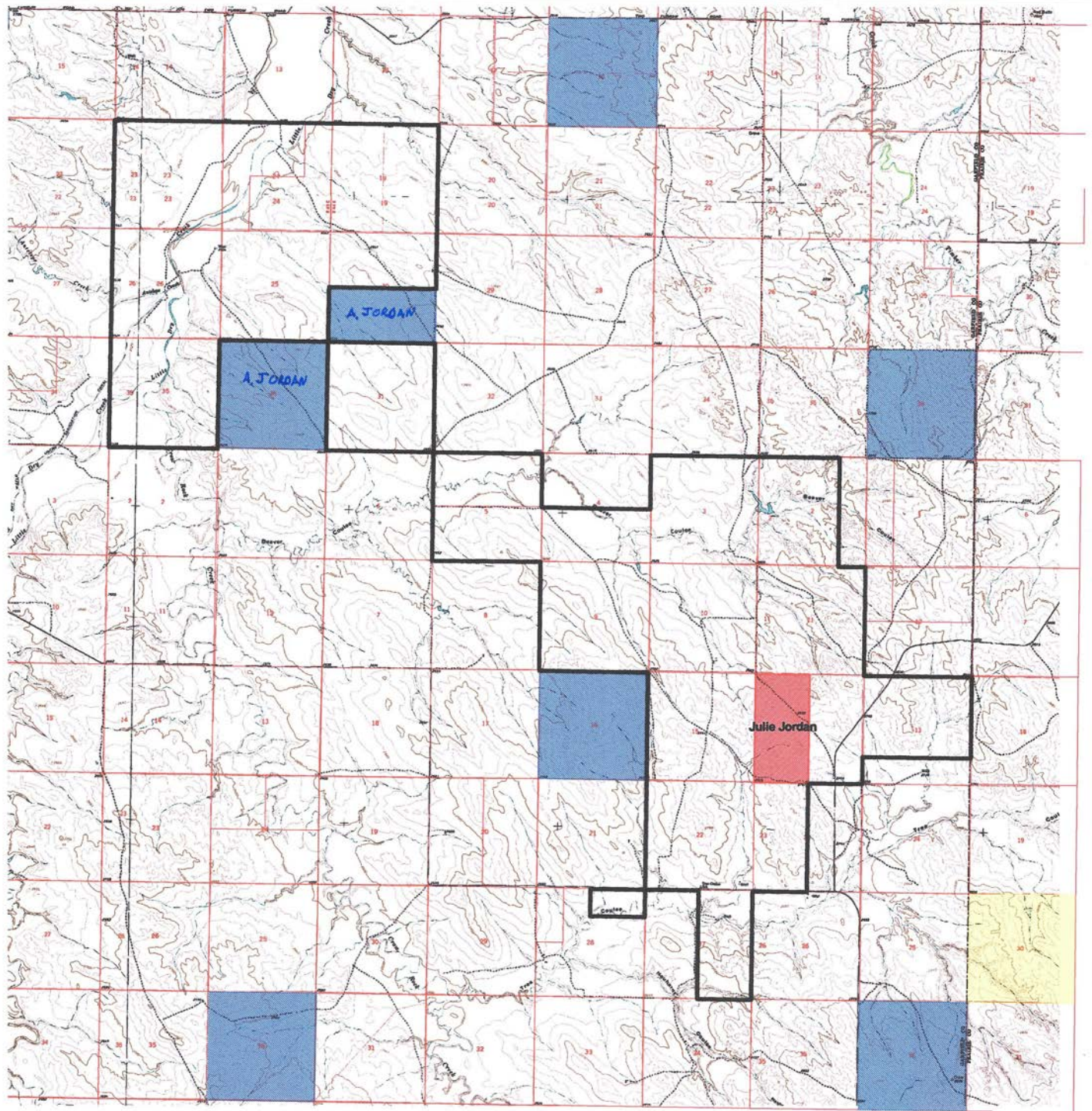
Miles City, Montana

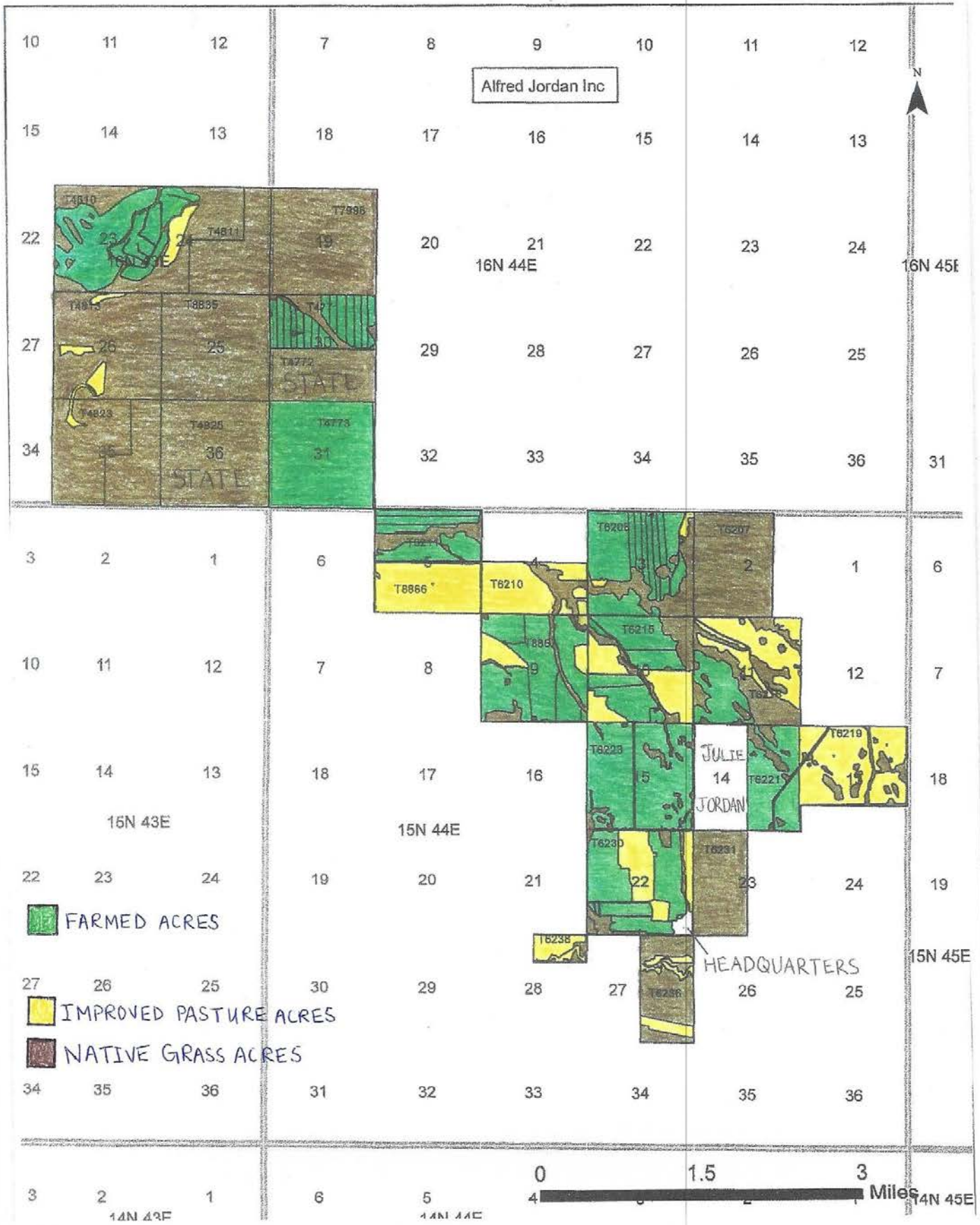


The Alfred Jordan Ranch

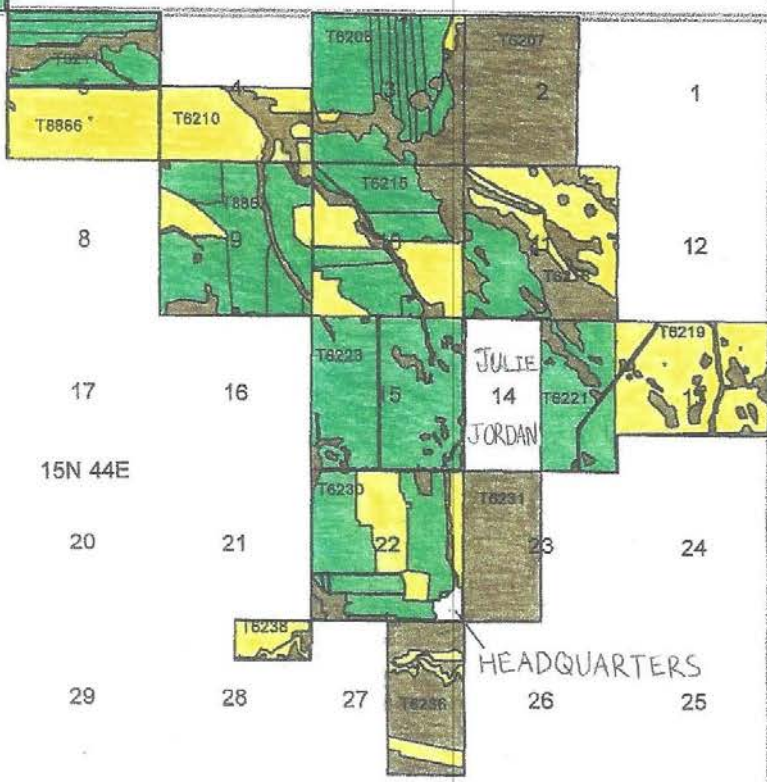
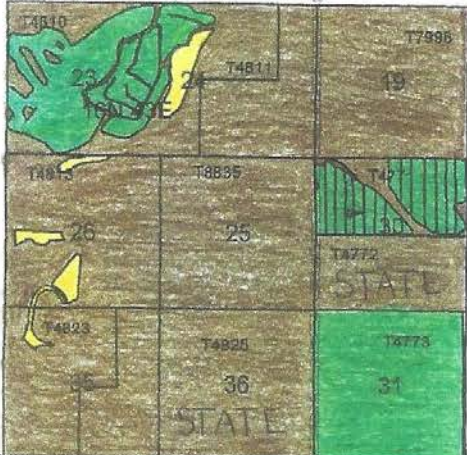
Miles City, Montana



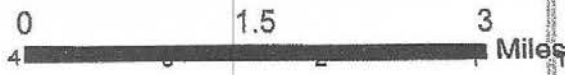




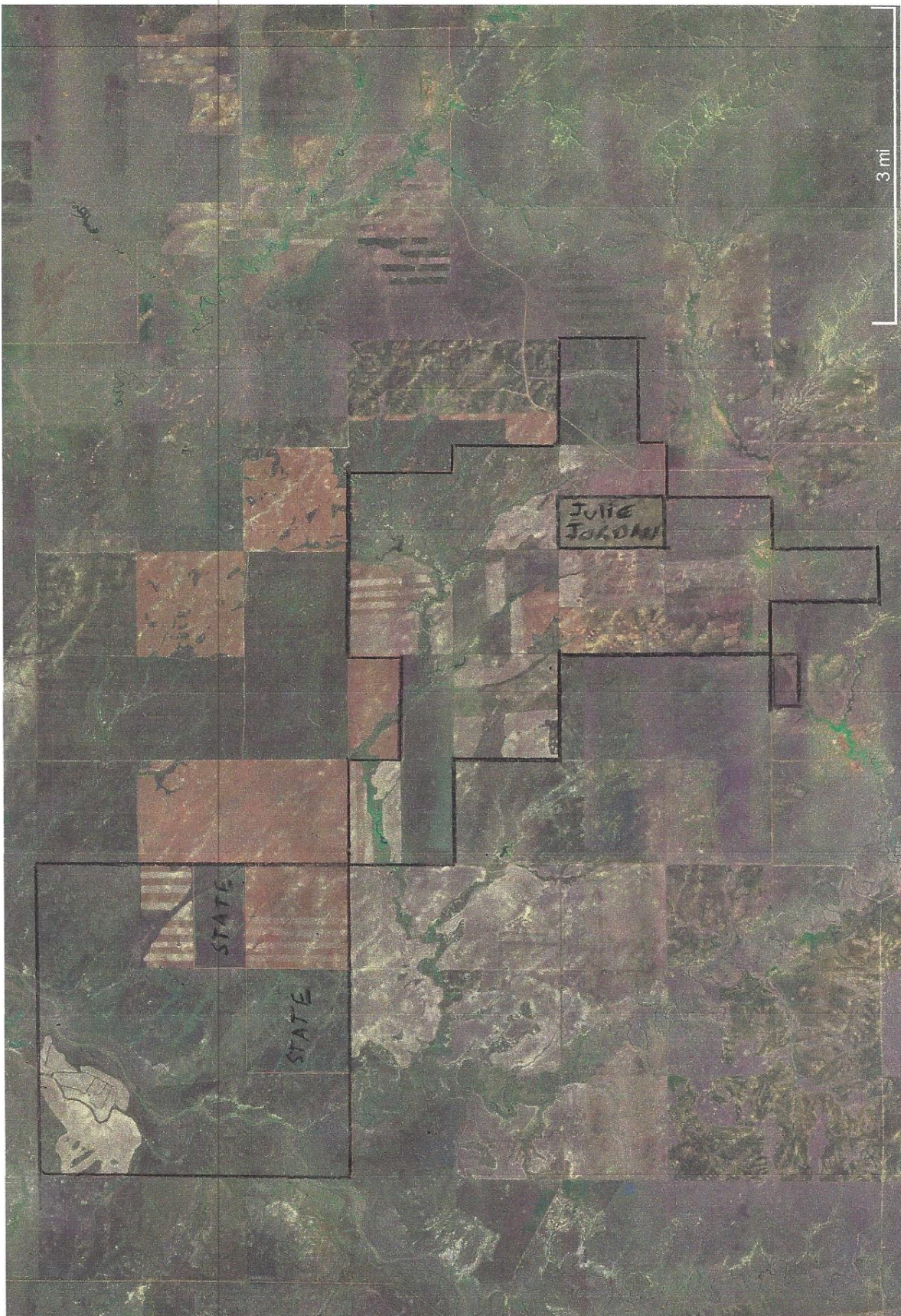
Alfred Jordan Inc



- FARMED ACRES
- IMPROVED PASTURE ACRES
- NATIVE GRASS ACRES



Miles



NOTICE: The information contained herein has been supplied by the owner to **NESSAN & ASSOCIATES REALTY** and/or compiled by **NESSAN & ASSOCIATES REALTY** from other sources believed to be reliable. All information contained herein is not guaranteed to be accurate, and the reader of this brochure should independently verify all such information, particularly the number of acres involved, the classifications of those acres, carrying capacity, estimates of production yields, water rights, etc.