

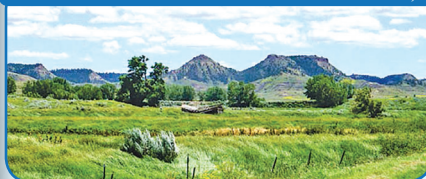
REAL ESTATE

VANCE LAWRENCE 406-951-4431
BROKER

MONTY LESH 406-853-1523
BROKER/OWNER

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AGENT

GRAVEYARD CREEK RANCH • HATHAWAY, MT



Balanced ranch with easy access from I-94. 21 miles west of Miles City, MT. 7,910+/total acres. 6,042± deeded, the balance is BLM and State Lease. Ranch has excellent livestock water development with solar wells, electric wells, springs and dams. Feed production is provided by flood irrigated creek bottoms and a 54 acre pivot. This ranch has that "classic" eastern Montana look. Large home with fantastic views up Graveyard Creek. Call Monty for information.



\$4,300,000

JOHNSON LIVESTOCK • COHAGEN, MT

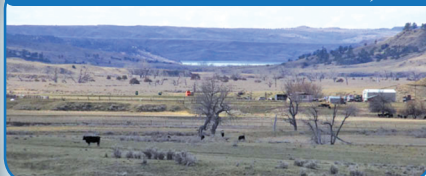


46 miles NW of Miles City MT, 6,290+/- deeded acres. 3,305+/- acres grass and 2,985+/- acres of dry crop land. Owner rated at 200 AU. Livestock water has been developed with 3 wells, pipelines, springs and dams. Average proven grain production, WW 35 bu/ac and SW 30 bu/ac. Farm is a 50/50 crop fallow rotation using minimum till and chem fallow. 46,500 bu grain storage, machine shed and ranch house. A nice combination unit in a good location.



\$4,000,000

INDIAN CREEK RANCH • BRUSETT, MT



35+/- miles northwest of Jordan MT. 2,733+/- deeded, 3,271+/- BLM and 640 acres State lease. If you are looking for a hunting ranch, this is it. The ranch is 4 miles east of the CMR and UL Bend in the 700 district. Elk and Mule deer live and roam in the big country of the Missouri breaks. The ranch is owner rated at 180+/- animal units, with adequate hay and crop ground for feed production. 5+/- miles along Indian creek provide for good grazing and hay production. Livestock water is provided by an artisan well with a pipeline, reservoirs and seasonal water in the creek. The ranch has good fences and modest, functional improvements.



\$2,900,000

726 TONGUE RIVER ROAD • MILES CITY, MT



47.96 acres located on the bank of the Tongue River; 20 minutes from Miles City. A beautifully landscaped home with a pool and large patio area. Inside the home, you will find a beautifully designed kitchen with Wolf appliances, granite counter top, custom cabinets and hammered copper sink. No detail is spared. The home has 3 bedrooms. Master has large walk-in closet with a large master bath to complete the master suite. There is a large sunroom with hot tub, sauna, and bar. The views are great year round. Property has a bunkhouse for guests and another small building used as an office or storage. The 3-car garage has a small shop and tack room.



PRICE DROP

\$650,000

OPP PASTURE • BAKER, MT

SALE PENDING

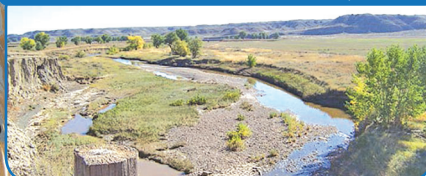


South of Baker, 914+/- acres of rolling grass with ash tree draws. Perimeter fenced with one dam for water. Some of the land was farmed and in CRP, currently it is all grazing land. Property has been used as a calving pasture for years. Call for information.



\$529,000

KINSEY HWY 489 • MILES CITY, MT



3 Lots adjacent to the Kinsey highway. Lot 7A is +/- 23.04 Acres. Lot 18A is +/- 20.49 Acres and Lot 8A is +/- 37.07 Acres/ Lot 7A or 18A can be bought separately for \$3,125 per acre. Lot 8A has power and a well. Lot 8A cannot be bought separately from the other lots. Sunday Creek is on the west side of Lot 18A and runs through Lot 7A. The creek is seasonal. Property is perimeter fenced.



\$250,000

ROAD 634 GRAVEYARD CREEK • MILES CITY, MT



Country opportunity for recreation or to build your house on 160 acres. Located on the Graveyard creek road, west of the Moon creek road 1/2 mile. Property is about 9 miles south of the I-94 Moon creek exit, or 10 miles SE of Hathaway I-94 exit. Perimeter fenced with no other development.



\$150,000

*If you would like to discuss the market and are considering buying or selling real estate, call us.
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