Diversified Yellowtail Farm & Ranch

0 Highway 313, Hardin, MT

$2,900,000

Presented Exclusively by
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CORDER
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**Property Information**

**Total Acres:** 5,642.62 (1,833.62 Deeded & 3,809 Leased)

**Acres:** 1,833.62 Deeded (597.502 Irrigated/1,159.31 Grazing/72.808 Dry-land tillable/4 Homesite)

**Leased Acres:** 3,809 leased acres. The sellers are willing to assist a new buyer in transferring all eligible leases

**Legal Description:** Request from listing agent

**Taxes:** $10,635.75 (property)/$18,597.60 (irrigation fee)

**Elevation:** 3,000'

**Mineral Rights:** Seller owns 1/2 of the mineral rights on most of the deeded acres

**Water Rights:** Yes

**Water:** 1,680' Artisan well (80 GPM) with waterline that feeds tanks in pasture/2 reservoirs

**Structures:** 2 Homes, working corrals, 30’ x 60’ shop, grain bins, 1500’ feed lot with concrete base to support 800 calves/2 Quonset huts

**Executive Summary**

Everything is big out here in Montana—the majestic mountains, the blue Big Sky, the whopping wildlife, and the vast cultivated fields. Montana is a special place in that its economy in agriculture feeds the people of the world and its scenic and recreating opportunities entertains them. It is an incredible feeling to watch a steady stream of semitrailers navigating the back roads of Big Horn County to the piles of sugar beets for collection. Consider this rare opportunity to own a well-established and turn-key farm and ranch located near Hardin, Montana in Big Horn County. The 1833+ deeded acres include irrigated, grazing, and dry-land tillable tracts. In addition, there is potential for earning income via leased ground, which the sellers will assist in transferring all eligible leases to a new buyer. The deeded property could run 150 pairs or 300 yearlings and if the leases transfer, the property could potentially run 225 pairs or 450 yearlings. The land, its minerals, and the spanning Yellowtail Dam provide an uninterrupted flow of irrigation for all the needed ingredients to generate a lucrative return in crops harvested. The Bighorn Valley provides fertile soil and this bountiful ground has been utilized to produce alfalfa hay, grass hay, peas, wheat, willow creek wheat for forage, and sugar beets. Sugar beets are a high commodity in this portion of Montana, yielding products like pure granulated sugar and livestock feed. America’s beet farmers are the lowest cost beet sugar producers in the world, so it is no surprise that this industry contributes $20 billion in positive economic activity each year. This property is fenced in with two homes, a large shop, grain bins, a feedlot, and Quonsets accompanied with two reservoirs and an artesian well that pumps a monstrous 80 gallons per minute! If that isn’t enough reason to jump on this prospect, you’ll never be able to top the vivid and picturesque valleys and hills that create breathtaking views and incredible backdrops while out working in your fields. Plant roots in rich country and make this incredible farm and ranch home.

The information is provided by outside sources and deemed reliable but not guaranteed by the brokerage firm, its agents or representatives. Buyers and their agents are encouraged to conduct due diligence, and verify to their satisfaction, the information contained herein regarding property.
Locale:

In 1906, Hardin, Montana was officially founded and has served as a central agricultural and trading hub ever since. Hardin can be found in the southeast corner of Montana off Interstate 90. It is actually the midway point between Seattle and Minneapolis and also between Billings and Sheridan! Its midpoint location makes it an active location to stop and fuel up and get out and stretch a bit. This area in Montana is bursting with historical riches some of which can be found at the Big Horn County Museum. This is an indoor/outdoor museum that displays historic buildings, vehicles, an old railroad depot and a gift shop. History also comes alive at the Jailhouse Gallery that is full of culture, crafts and art exhibits. A short 15 miles from Hardin, you’ll find the Little Bighorn Battlefield National Monument. For the outdoor recreationalist, the Bighorn River is very close by and is a top destination for avid fly fisherman. This river also provides the city of Hardin with its water. Hardin is known as the “City with a Reason," because it was expected to grow: the reason being because of its agricultural potential. Major crops grown in the area include wheat, barley, sugar beets, and hay. Big Horn County is additionally the 8th largest producer of beef in the United States. The big city of Billings is only 45 minutes away.

Climate and Growing Season for Agriculture:

The dominant contributor to the economy in the Bighorn Valley is agriculture primarily in beef cattle, sheep, barley, sugar beets, oats, hay, dry beans, and other irrigated crops. Big Horn County has an excellent climate, and the growing season is long. The northern part of the county has large areas of land mainly used as grazing lands. In addition, the areas are suitable for dry land farming, an industry that is rapidly being developed in this area. The lower portion of the Bighorn Valley has a continental, semiarid climate characterized by abundant sunshine, low relative humidity, and wide daily and seasonal variations in temperature. About half of the yearly precipitation falls in the late spring or early summer. The average growing season in the Hardin region is 150 days and increases the closer you move towards the mountains. The soil here is fertile and rich in nutrients. The availability to water and irrigation strongly supports agricultural production.

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Local Area Attractions:

**Little Bighorn Battlefield**
This national monument is 15 miles southeast of Hardin and is famously where Custer took his last stand.

**Pompey's Pillar**
The Expedition of Lewis and Clark gives us a historical account of their journey through Montana, and at Pompey's Pillar, you can view William Clark's signature carved in stone. It is the only physical evidence left of the Expedition and will leave a lasting impression on you as well!

**Bighorn Canyon National Recreation area**
Roam an area over 120,000 acres and enjoy the breathtaking views of this canyon and its many ecosystems. Get a good feel for the land with over 17 miles of hiking trails ranging from short wanderings to dramatic overlooks. Bighorn Lake fills the bottom of the canyon and offers boating, kayaking, and canoeing. There are boat tours offered throughout the summer months through Hidden Treasure Charters. For the avid anglers, fish Bighorn Lake for walleye, brown and rainbow trout, yellow perch, carp, catfish, ling, and crappie. The Bighorn River is a blue-ribbon trout stream but is also home to 38 other species!

**Yellowtail Dam**
Standing at 525 feet high, the Yellowtail Dam backs up the Bighorn behind it for 71 miles creating space for other water sports such as water skiing and motor boating. The Dam provides a stunning view.

**Pictograph Cave State Park**
Come to contemplate the origins of humankind when they were prehistoric hunters. The three main caves, Pictograph, Middle, and Ghost, display hundreds of pictographs or rock paintings with the oldest rock art being over 2000 years old!

**Hunting**
This vast acreage provides a wide array of hunting opportunities. Waterfowl, pheasants, ducks, geese, sand-hill cranes, turkey, and grouse are all game birds that you will find roaming your land. Enjoy hunting coyotes and other small varmints.

**Premiere Blue-Ribbon Trout Fishing**
The Bighorn River is not only one of the best trout streams in Montana but is considered to be one of the finest in the lower forty-eight of the United States. That makes this nationally recognized trout stream a very popular destination spot for a Montana fly fishing trip. Be prepared to consistently pull out large fish as the brown trout average about 15 inches in length and the rainbow about 16 inches in length! The fertile and nutrient-rich waters allow the trout to grow quickly. In the first 13 miles below the Afterbay Dam, the Bighorn flows steady and cool, creating ideal conditions for substantial numbers of fish. These 13 miles are considered to be the best along the whole river, and it is estimated that 3000-5000 fish occupy every mile with proportions over 14 inches long. Choose a busy summer day and see dozens of rafts floating the river with more anglers fishing from the shore. The Bighorn River offers high quality fly fishing throughout the entire year, nonetheless. If you are brave enough to set out during the winter, you will not be alone as there is still consistent activity even in the dead of the cold months. The river is so consistent because of the high-quality hatches. Wade anglers and floaters fish well here, however, any boat can be used because of the lack of rapids. The trout fishing is phenomenal, yet, the river is home to 38 other species of fish. Keep it exciting and see how your angling skills are in this bountiful river.
Red - Deeded land boundary

Yellow - Leased land boundary (sellers are willing to assist in the transfer of all eligible leases to a new buyer)

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