

# LESH & COMPANY

REAL ESTATE

Presents



## **Sayle Hall Ranch** Powder River County, Montana

*Consisting of 4,882 +/- acres.*

*4,242 +/- deeded acres.*

*640 +/- acres of State Land.*

*3 electric wells fed by 7 +/- miles of pipeline to approximately 7 tanks*

## LOCATION AND ACCESS

The Sayle Hall Ranch is located 45 miles Southwest of Broadus, MT with access from a well-maintained county road.

Some of the nearby towns include:

- Ashland, MT +/- 43 miles
- Broadus, MT +/- 45 miles
- Miles City, MT +/- 125 miles
- Sheridan, WY +/- 143 miles (Or +/- 65 on gravel)
- Belle Fourche, SD +/- 140 miles
- Billings, MT +/- 168 miles





## OPERATION

This ranch is fenced into 3 separate pastures for maximum grazing potential. 7 water tanks are spread throughout the pastures for adequate water supply. The owner rates this ranch to run 250 +/- head of cow/calf pairs year-round or 350 +/- cow/calf pairs for 8 months. The fences are all 4-5 strand barbed wire. The ranch has an excellent set of metal corrals (drill stem on continuous panels) with various sized pens for sorting and holding cattle. Next to the corrals is a 40'x80' pole barn which has a 10'x15' insulated and finished room that is equipped with heat and air conditioning. The remainder of the barn is used for storage/calving purposes.



## WATER RESOURCES

Improvements include 3 wells that are all tied together for maximum water efficiency. The main well on the furthest West end is 280' deep, electric, and the owner rates it at 30 gpm. The other two wells are electric and close to the corral system. They are shallow wells pumping 3-5 gpm. There is approximately 7 +/- miles of pipeline. The pipeline runs from the main well on the West end of the ranch to the Eastern boundary where there is a 20,000 gallon buried fiberglass holding tank. There is a total of 7 water tanks, 6 tire tanks with overflows and 1 fiberglass tank. There are also springs, reservoirs, and creeks throughout the property.



## MINERAL RIGHTS

The owners of the Sayle Hall Ranch have not completed a mineral right search. 50% of all mineral rights owned by Seller (if any), will transfer to the Buyer at closing.

## RECREATION

This property has an incredible opportunity for all avenues of hunting experiences, including Elk, Black Bear, Bobcat, Mountain Lion, Mule Deer, and Antelope. The ranch occupies a resident Elk herd. The property is located in the 704-hunting district and is approximately 4 +/- miles from the Custer National Forest. The ranch has timbered draws perfect for Elk and Deer cover, accompanied by wide open grassy valleys ideal for livestock. This ranch has been outfitted for several years, providing additional income potential. The Bighorn Mountains are also within view from the property.



## FENCES AND BOUNDARY LINES

The information contained herein was obtained from the owner and other sources deemed reliable but is not guaranteed. Prospective Buyers are expected to examine the facts to their own satisfaction. Listing made subject to error, omission, change of price, prior sale and withdrawal without notice.



Sayle Hall Ranch is offered for sale at \$5,200,000.

Listed by Wyatt Lesh - 406-852-4098

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