



YELLOWSTONE RIVER HUNTING RETREAT
FORSYTH, MONTANA





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FORSYTH, MONTANA

\$1,250,000 | 842± ACRES



LISTING AGENT: **RANDY SHELTON**

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Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

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SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



EXECUTIVE SUMMARY

The 842± acre Yellowstone River Hunting Retreat lies immediately north of Highway 94 and only five miles east of Forsyth, Montana. With over three miles of frontage on the Yellowstone River and over 500 acres of farmland, the habitat for pheasant, waterfowl and deer is remarkable. Having no improvements to maintain and being less than 90 minutes from Billings, this hunting ranch is one of the premier recreational opportunities in Rosebud County.



LOCATION

The Yellowstone River Hunting Ranch is located approximately five miles by road east of Forsyth, Montana. The last 1.2 miles is by way of a private road from the paved highway to the ranch boundary. The retreat lies along the south bank of the Yellowstone River. The driving distance to Billings on I-94 is just over 100 miles, while Miles City is approximately 45 miles to the east. Commuter air service from Billings is available in Miles City which offers a full menu of social, cultural, medical and other personal services. The nearest major airport is Billings, Montana's largest city. Forsyth is the county seat and also offers a full complement of basic services including banks, restaurants, grocery stores, pharmacies, etc. There is a good paved 4,800 foot long by 75 foot wide airstrip at an altitude of 2,720 feet above sea level that will accommodate most twin engine aircraft. This strip is located within three miles of the retreat.

LOCALE

The Yellowstone River Valley is well known for its high quality, productive irrigated farms. Off the river, it is a region of large grass ranches. Recreationally it is known for good mule deer and antelope hunting as well as excellent upland bird, and waterfowl hunting. This particular stretch of the river has been set aside as a protected area for waterfowl as shooting is not permitted over the water. This keeps boats off of the river and keeps the ducks and geese in the area, and it actually enhances one's opportunities to hunt in the fields that line the river corridor.

Other than the visitors to the area during hunting season, this is very much an agricultural community made up of ranchers, farmers, cowboys, farm workers, and the residents of the small towns that provide services to the farming and ranching community. The property is well located to access both Miles City and Billings.

GENERAL DESCRIPTION

The Yellowstone River Hunting Ranch is accessed off of the frontage road that parallels Interstate Highway 94 to the east of Forsyth. One turns north through a neighboring farm and a good ranch road drops down off a high bench to a lower bench entering the property more or less in the middle. As one looks to the north across the property it appears that there is an endless expanse of level dryland farming on both deeded and state leased acreage. Looking off in the distance to the perimeter of this seemingly limitless open space, one is aware that it is ringed with pine trees and that you are only looking at just over half of the total property. Looking to the east and west the flat benches narrow and it is clear that something else is going on just beyond one's vision.

A drive across this bench takes one to the edge where a variety of views can be enjoyed of the other half of the property which includes a series of breaks leading down to the river and of course the river bottom itself. The breaks are wonderful and one cannot help but imagine the large mule deer bucks which thrive there. A good ranch road leads down to the river bottom which is magical. It includes a drainage area which has a series of long ponds or sloughs, large areas of cottonwood forests, open riparian pastures amongst the cottonwoods, and 90± acres of irrigated cropland which could be planted into any crop of one's choosing but preferably one that would provide feed and cover for the upland birds and waterfowl. It all lays out in a rough semicircle with the river forming a boundary all along it. As seen from above it feels like one's own lush private paradise and driving through it is like going from one unique landscape to the next.

ACREAGE

Deeded	–	842±
State Lease	–	324.83±
Total Acreage	–	1,166.83±





IMPROVEMENTS

There are no improvements on the property.

TAXES

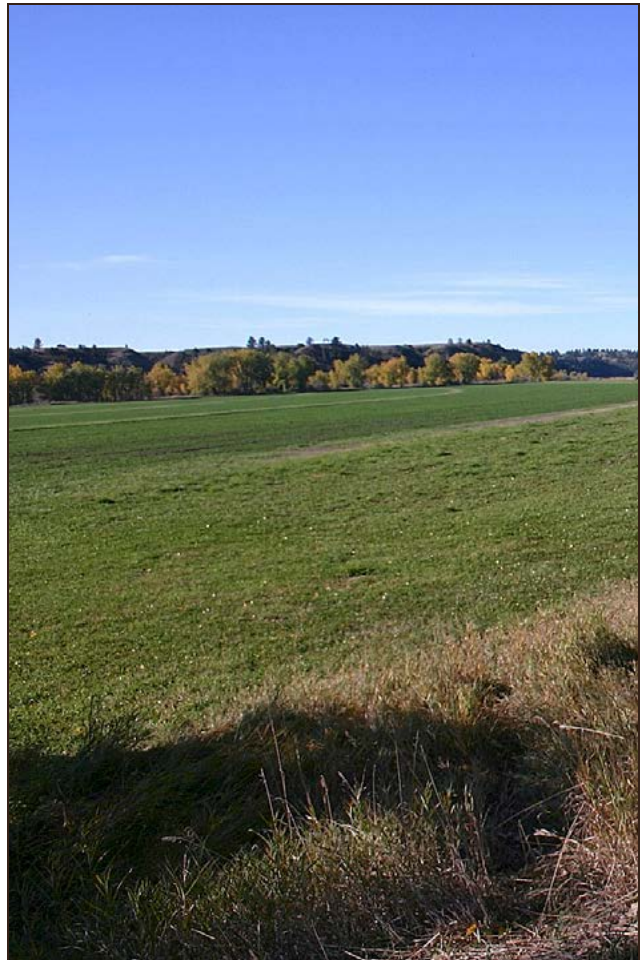
The annual property taxes are estimated to be \$2,377.

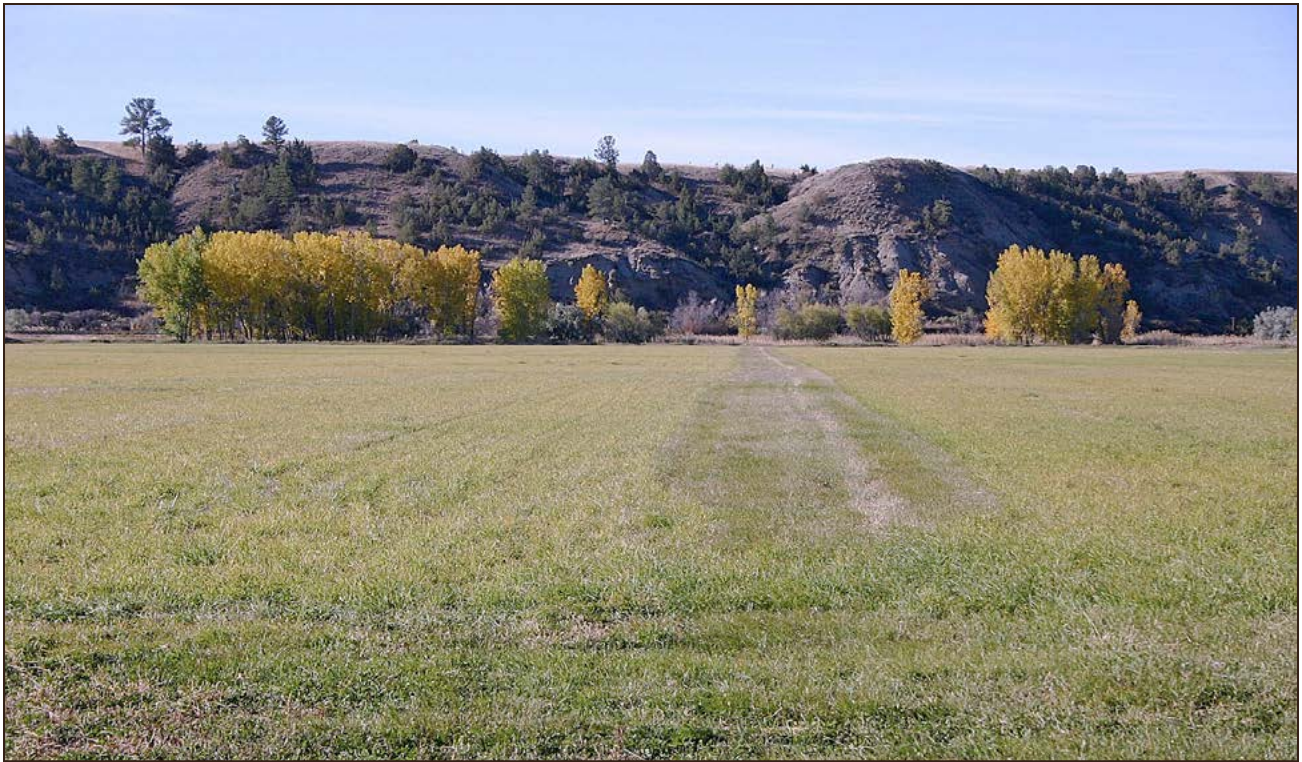
MINERAL RIGHTS

No reservations by seller.

WATER RIGHTS

Irrigation water for the ranch's hayfields originates from the Yellowstone River and provides ditch irrigation for 189 acres.





LEASE COSTS

Annual cost in 2017 was \$4,131.62. Lease is good through 2027

Agricultural lease: Pays \$13,465 per year and is an annual lease.

GENERAL OPERATION

The Yellowstone River Hunting Ranch consists of a combination of dryland cropland (some of which is under the Conservation Reserve Program) and irrigated cropland connected by river bottom and foothill grazing land. Since the property needs to be managed to optimize its wildlife, upland bird and waterfowl habitat, the best method of operation is to lease out the cropland to a local farmer. Crops should be chosen with wildlife in mind. One should consider limiting grazing to improve upland bird habitat. Some food plots should be planted as well. The CRP lands require minimal management and are a good source of cash income.

WILDLIFE CONSIDERATIONS

Habitat for Hungarian partridge and sharptail grouse is plentiful and the river bottom offers extensive feed and cover for pheasants. Additionally, this is a well-recognized area for waterfowl and it is important to provide appropriate feed sources for them in the fields both on the bottom and up on the benches. Both whitetail and mule deer can be found in their respective habitats along the river bottom and in the pine breaks. The current populations of whitetail deer are particularly impressive. This is truly a wildlife paradise only limited by the degree of proper habitat and predator management.



BROKERS COMMENT

This is an extraordinarily diverse sporting property lying along an estimated 3.4 miles of the Yellowstone River just minutes from Forsyth and an easy drive from Billings. The Yellowstone River Hunting Ranch makes for a magnificent hunting retreat which will cover its own costs while allowing the game populations to flourish. For the recreational investor, this property allows the new owner to come in and do as much or as little as they desire in improvements so that at the end of the day you end up with exactly what you were looking for.





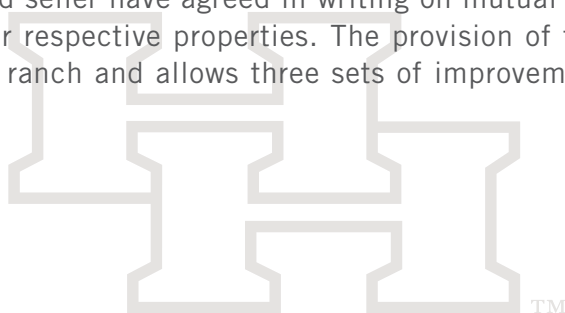
Click on map above for link to MapRight map of property.

PRICE

\$1,250,000

SPECIAL CONDITIONS

Dahlman Ranch Inc. and seller have agreed in writing on mutual covenants which restrict each other's use of their respective properties. The provision of this agreement prohibits the subdivision of each ranch and allows three sets of improvements to be built on each ranch.



NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.

ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Wes Oja](#), [Jerome Chvilicek](#), [Dan Bergstrom](#) or [Brant Marsh](#) at (406) 656-7500 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Wes Oja](#), [Jerome Chvilicek](#), [Dan Bergstrom](#) or [Brant Marsh](#) at (406) 656-7500 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Scott Griswold](#) at (406) 656-7500, [Ben Gardiner](#) at (970) 520-4871 or [Stacy Jackson](#) at (903) 820-8499 are available to describe and discuss these services in detail and welcome your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

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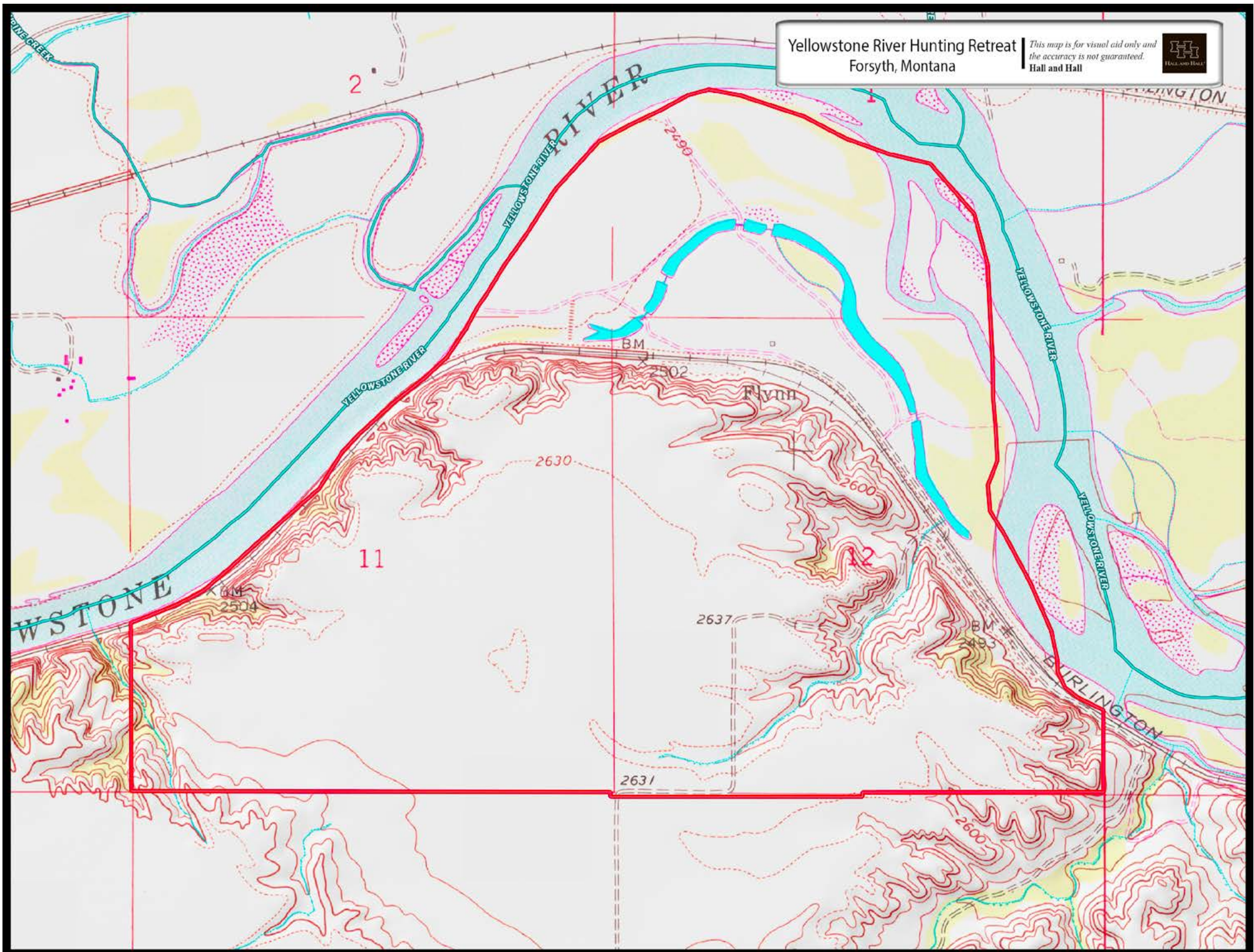
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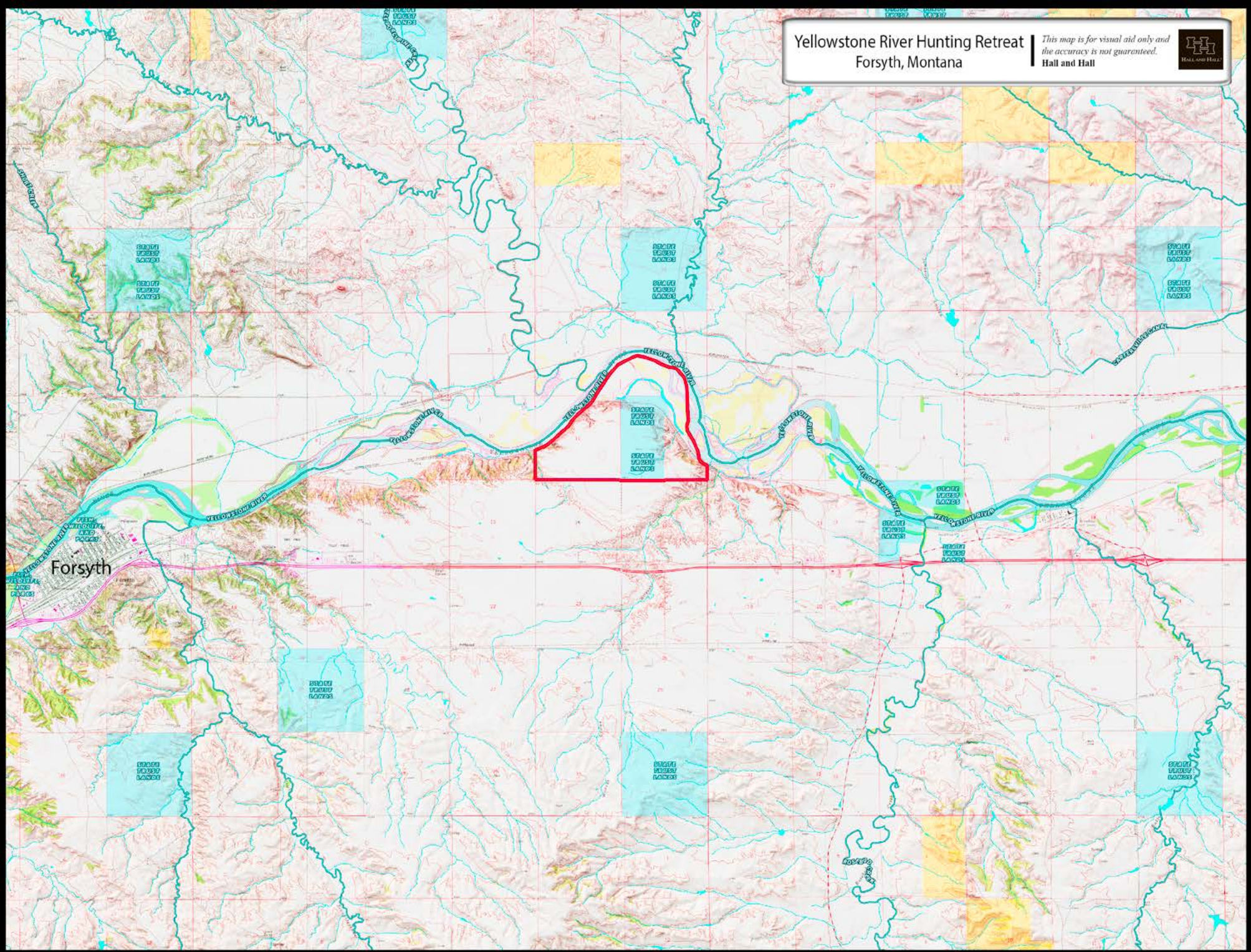
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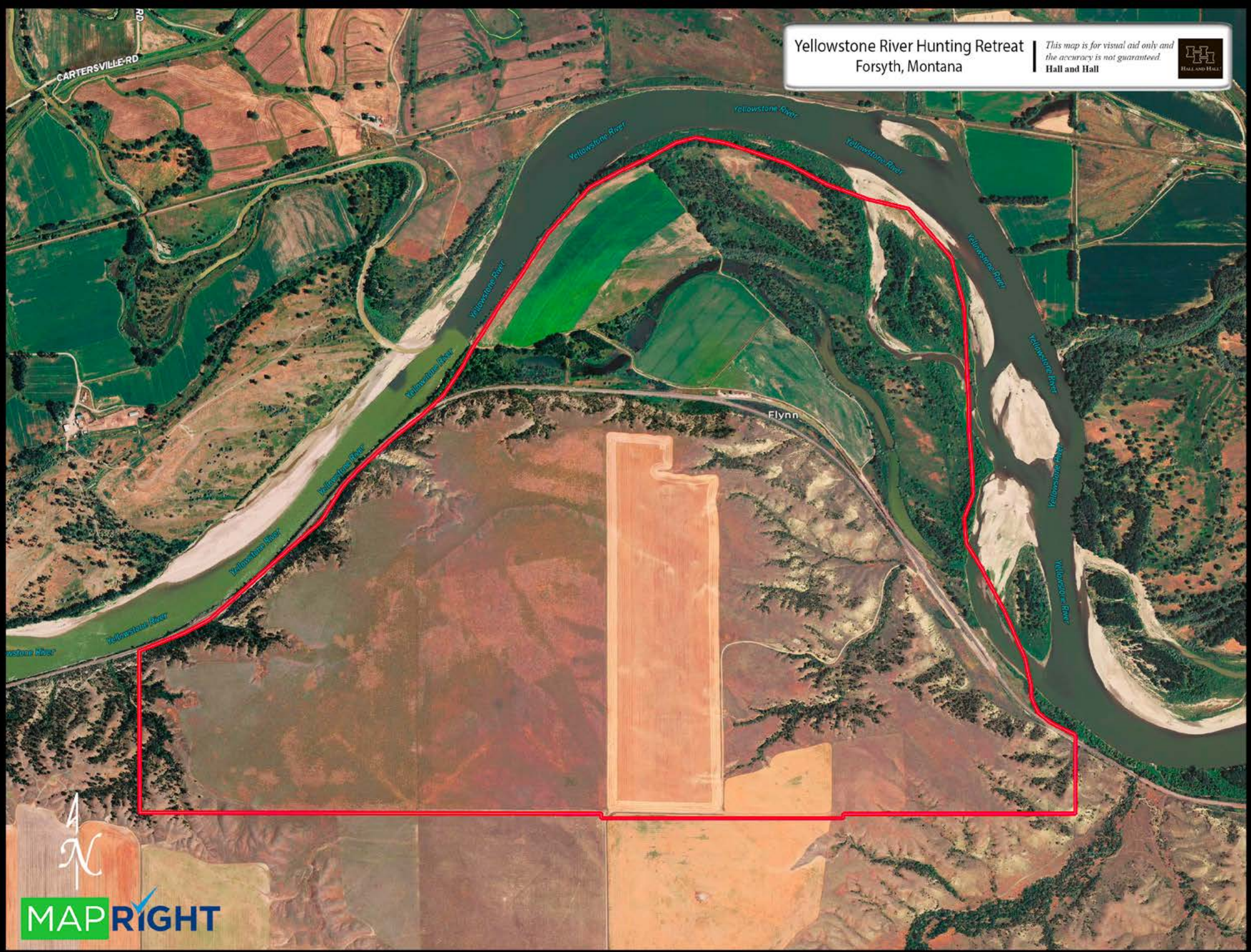
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