

Farm and Ranch
ML# 314739 Active

TBD Bay Horse Road
Other-See Remarks, MT 59314

LP ↓\$3,204,000

Type: **Ranch** Total SqFt: **0**
Style: **Other** \$/SqFt:
Area: **(99) All Other Areas/See Remarks** Beds Lower: **0**
County: **Powder River** Beds Up: **0**
Ranch Name: Full Baths: **0**
Miles to School: **11** Half Baths: **0**
Miles to Paved Rd: **3** Year Built: **0**
Miles to Gravel Rd: Tot Acres:
Built Info: **Unknown** Leased Acres: **1,120.00**
Siding: **Log** Deeded Acres: **4,004.87**
Garage: **/ None** Improvements: **Yes**
Taxes: **\$0** Annual SID: **\$0** SID Payoff: **\$0**
Tax ID: **Several Contact Listing Agent**



Description: **See Remarks**

Imprvmnt/Land:

Comments:

Public Remarks: **This aesthetically beautiful ranch with rolling hills and some timber is located 12.6 miles west of Biddle, MT. Powder River County. The Montana ranch, 4004.87+/- acres of pasture land or hay meadows with state lease of 640+/- acres, and BLM lease of 480+/- acres. Carrying capacity 200+/- cow/calf pairs. Property has deer, elk, small game and game birds on the property. Call for showing instructions.**

Directions: **From Biddle, MT, take Hwy 59 south 3 miles. Turn west onto Bayhorse/Bowers Creek Rd, go 4 miles west to fork, take left, continue 4.3 miles. Turn left, go 1.3 miles to 91 Bay Horse Road, Biddle, MT acreage in proximity to street address.**

	Crop	Hay	<u>Irrigated</u>	Pasture	Crop	Hay	<u>Dry</u>	Pasture	TOTAL
Deeded:								4,004	4,004.87
Leased:									1,120.00

Township: **9** Range: **50 and 51**
Legal Description: **Contact Listing Office for Legal Description**

Heating: **NA** Cooling: **None**
Electric: **In Proximity** Gas:
Water: **Domestic Well** Phone:
Features: Disclosure: **Not on File**