

CLARK RANCH
Browning, Montana



LOCATION: This property is located approximately six miles northeast of Browning, Montana and is located on the Blackfeet Indian Reservation. Cut Bank Creek runs through the ranch.



ACREAGE: There are 15,684 acres, lease and deeded (approximately 11,290 acres deeded), more or less. Of the acreage 956 acres are enrolled in the Conservation Reserve Program (CRP) and approximately 3,496 acres are farmed or hayland.

Currently the CRP acreage generates \$29,496 in annual payments.



CRP acreage



One of the pivots (there are 2) on the farmground.



Barley crop

IMPROVEMENTS:

Following is a list of the improvements put together by the owner. The improvements are older and listed as **◆in fair condition◆**.

Clark Ranch dwellings and service buildings/structures. Headquarters has electricity in all major buildings. Natural gas is piped to all dwellings for heat and cooking.

One 4-bedroom 1 & 1/2 bath two story home with fenced yard and detached garage.

One 3-bedroom single bath single story home. Fenced yard.

One mobile home, 12 x 60, with 1 bath and 2 bedrooms.

One Headquarters barn is 6,000 sq. ft. with stalls and calving pens and 2000 head capacity corrals that have 5 separated holding corrals with well water. One feedlot pen with no water. Sorting pen has a 5-way cut.

One 10,000 lb. digital livestock scale.

One remote barn located one mile north of Headquarters on Cut Bank Creek is 4,350 sq. ft. with 1,000 head capacity and 4 large holding pens with no water. Sorting pen has a 4-way cut. Has a drilled well with submersible pump for 16 x16 unused dwelling.

One remote corrals located at the base of Houseman Hill. Sorting pen has a 5-way cut. Spring water running through 3 pens. Capacity 2000 cattle.

Two pivots. One Zimmatic pivot with 175 horse 3 phase motor covers 320 acres. One Reinke pivot with 125 horse 3 phase motor covers 140 acres.



One steel shop with electric 16 ft. overhead door; 40 ft. x 60 ft.



Six outbuildings of varying sizes located at the Headquarters.

Four steel storage bins for grain. Capacity to hold 26,000 bushels wheat or barley.

One 250 ton Steel drive-under feed storage bin.

Headquarters has 4 drilled water wells; all with submersible pumps and supply water for human consumption.

One remote water well with submersible pump for livestock in field adjacent to the Headquarters.

Feedlot has a capacity of 250 calves at 600 lbs.

Two storage gasoline tanks; 1500 gallon capacity.

Two storage diesel tanks; 2000 gallon capacity.

RECREATION:

This property has approximately 2.5 miles of river frontage on Cut Bank Creek and is close to Glacier National Park and all that the park has to offer. www.nps.gov/glac

TAXES:

Real property taxes for this ranch are approximately \$33,722 per year.

PRICE:

\$3,100,000.



Hay Field



More pictures following.





Paved Highway to the gate of Ranch.









CRP



Grazing land





Spring at Houseman Hill corrals.







CLICK ON THE FOLLOWING LINK FOR MORE PICTURES AND MAPS
[LOCATOR MAP](#)
[TOPOGRAPHIC MAP](#)

FOR MORE INFORMATION: [E-MAIL JOE KRAFT](#) =☎️406-469-2210 (Home)
406-949-7835 (Cell)

CALL TOLL FREE HOLIDAY REALTY 866-873-8635

DISCLOSURE NOTE:

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