

# *The Sage Creek Ranch*

*Offered by*



**406-222-1623**

***www.jordanandcompany-re.com***

## *Overview*

**This ranch consists of approximately 9,685 deeded acres as well as 820+/- acres of BLM lease in a contiguous block. It is a unique and special property just south of Fort Peck Lake. The ranch comprises the majority of the private ground on Haxby Point. It is flanked on both the east and west by the Charles M. Russell National Wildlife Refuge. It controls access to vast reaches of public lands and multiple miles of Fort Peck shoreline.**

**The Sage Creek Ranch has unmatched recreational opportunities in one of the most picturesque areas of eastern Montana. It offers a comfortable home, various outbuildings, horse corrals and a bladed grass airstrip. There is an appealing mix of tilled farmland and scenic native pasture with abundant live water and large expanses of rugged backcountry.**

**The topography offers gently rolling hills, huge open valleys, high bluffs and ridgelines, deep canyons, springy drainages, massive wetlands, private streams and reservoirs, dramatic breaks and badlands country, productive summer pasture and untouched wild lands in every direction.**

**This ranch has some of the finest wildlife habitat in the state. There is trophy-class hunting for mule deer, whitetail deer, elk and antelope, as well as an abundance of game birds and waterfowl. It also offers access to unparalleled fishing and boating opportunities on Fort Peck Lake.**

**The ranch is located about 45 miles northeast of Jordan at the remote end of a county road in the heart of Montana's "other" wild lands, the legendary Missouri Breaks. It boasts a spectacular view-shed and absolute seclusion, with year-round access, telephone and electrical power.**

### **Improvements**

Structural improvements include a four bedroom ranch home, recently renovated shaded by large cottonwood trees. The “old Haxby store” is now utilized as a shop building. In addition there is a new set of horse corrals and a steel Quonset ideal for equipment storage. Sage Creek also features the remnants of several historic homesteads.

### **Agricultural Information**

Sage Creek was historically a working cattle ranch. It is currently leased to an adjoining ranch for pasture on an annual lease. Sage Creek also includes roughly 2,700 acres of tilled farm ground with approximately 2,100 acres of this is in CRP; with the balance in improved pasture. All CRP contracts are phasing out over the next couple of years unless renewed by a new owner. CRP (the Conservation Reserve Program) is where farmland is re-seeded to native grasses, with grazing and crop production voluntarily suspended in return for government payments. Past CRP contracts on Sage Creek have generated up to \$ 60,000.00 annually.

It should also be noted that the Sage Creek Ranch has experienced virtually no problems with noxious weeds. Due to the limited number of vehicles allowed on the property.

### **Water Resources**

There is abundance of water resources on this ranch including numerous springs and several reservoirs. There are also several wells, including two set up with windmills to feed stock water tanks. It is especially notable in this area that drilled water can generally be located on the ranch at a depth of about 100 feet.

### **Paleontology and Archaeology**

The Hell Creek Geological Formation, a vast prehistoric graveyard, is located in the badlands of the CM Russell. It consists of highly eroded breaks where numerous (complete and partial) fossilized dinosaur remains have been unearthed, as well as artifacts from the American Indian and homestead era occupations. The Hell Creek formation extends into the property.

## **Fort Peck Lake**

Recorded history in the area began in May of 1805 when Lewis & Clark traversed this stretch of the Missouri River during their famous expedition. In 1933, the United States Congress and President Franklin D. Roosevelt commissioned the Army Corps of Engineers and the Public Works Administration to construct Fort Peck Dam on the Missouri River. Work was completed in 1939. Fort Peck Dam was constructed with over 126 million cubic yards of fill and remains the world's largest hydraulic earth-filled dam. It is over four miles long and 3,500 feet wide at its base, rising 250 feet to a narrow 50-foot crown. And it holds back the vast waters of Fort Peck Lake, Montana's largest body of water. The lake is over 245,000 acres at full pool, with a maximum depth of 220 feet and is 135 miles long, with roughly 1,580 miles of shoreline.

Boating opportunities are outstanding. Float planes can land in designated areas. As for the angler, fishing is extraordinary with lake trout, walleye, sauger, saugeye, chinook salmon, northern pike, catfish, buffalo fish, smallmouth bass, ling, carp, gar, sturgeon and paddlefish present.

## **The CM Russell**

Charles M. Russell, the cowboy artist, visited this area in the 1880's. His paintings and sculptures captured for all time the beauty and drama of the land, its wild animals, and the people of the area. The Refuge is named for him.

The Fort Peck Game Range was established in 1936 and was converted to the Charles M. Russell National Wildlife Refuge in 1976. The CM Russell is the second largest wildlife refuge in the lower 48 states, encompassing over 1,100,000 acres of the Missouri Breaks in addition to the quarter million acres of Fort Peck Lake. With vast reaches of native prairie grasslands, forested coulees, cottonwood river bottoms, and spectacular breaks and badlands country.

Today the CM Russell is home to large numbers of bighorn sheep, elk, mule deer, whitetail deer and pronghorn antelope, some of Boone & Crockett quality. In all, over 60 species of mammals and 20 species of reptiles and amphibians inhabit the Refuge. Of special interest are vast prairie dog towns where the (endangered) black footed ferret has been re-introduced. There are also many predator species including coyote, bobcat, lynx and an occasional wolf or mountain lion.

Game birds, waterfowl, shorebirds and songbirds are abundant on the CM Russell. A wide variety of raptors, including bald and golden eagles also grace the area. A total of 236 bird species have been identified, many are rare or endangered. Sage grouse and prairie chickens are considered a current priority.

Refuge lands are open to the public and big game, waterfowl and game bird hunting are allowed. The area is also ideally suited to hiking, horseback riding, wildlife, nature photography and backcountry camping.

The CM Russell has about 700 miles of designated roads, mainly classified as "primitive". They are generally accessible only by 4-wheel drive vehicle. Motorized vehicles are not allowed off designated or "numbered" roads, so large blocks of the Refuge remain roadless and are relatively unexplored.

### **Location and Access**

The Sage Creek Ranch is located in Montana's least populated area at the remote northeast corner of Garfield County. Sage Creek is about 45 miles northeast of Jordan Montana and 40 miles from a paved roadway (Montana State Highway 200). It is one of only three private holdings accessed by the North Fork of Haxby County Road. Jordan, a friendly town which welcomes visitors, has a population of about 400. It offers a couple of cafes, two bars, two motels, a nice grocery store, medical center, drug store, hardware store, an agricultural supply store and two gas stations. There is a paved 4,300 foot by 75 foot public airstrip, suitable for small jet aircraft. Jordan is about a 175 mile drive from Billings, Montana's largest city with a commercial airport.

### **Financial Information**

Price: \$ 7,700,000.00 Cash at Closing.  
Seller may execute an IRC 1031 tax-deferred exchange at closing.  
All mineral rights held by Seller will convey.  
2008 Property Taxes: \$ 9,683.68.

This property is ideally suited to the application of a Conservation Easement, which can result in substantial Federal Income Tax advantages for Purchaser.

Adjacent private lands may also be available to expand this purchase.

## Legal Land Description

This property has not been surveyed and is being sold by legal land description. An approximate legal description follows; but Evidence of Title will provide the exact description. Acreages given are approximate, using the best available sources.

### Sage Creek Ranch - Legal Land Description

#### T24N R41E PMM

Section 26: E1/2SW1/4, SE1/4.  
Section 33: W1/2SE1/4, SE1/2SE1/4.  
Section 34: S1/2.  
Section 35: All.

#### T23N R41E PMM

Section 01: All. (BLM Lease)  
Section 02: All.  
Section 03: All.  
Section 04: E1/2NW1/4, NE1/4, S1/2.  
Section 04: W1/2NW1/4. (BLM Lease)  
Section 05: SE1/4.  
Section 05: NE1/4 (portion). (BLM Lease)  
Section 08: NE1/4.  
Section 09: All.  
Section 10: All.  
Section 11: All.  
Section 12: All.  
Section 13: All.  
Section 14: All.  
Section 15: N1/2, E1/2SW1/4, SE1/4.  
Section 22: E1/2NE1/4.  
Section 23: N1/2, NE1/4SW1/4, N1/2SE1/4.  
Section 24: N1/2, N1/2S1/2.

#### T23N R42E PMM

Section 06: W1/2.  
Section 07: NW1/4, S1/2NE1/4, N1/2S1/2, N1/2S1/2S1/2.

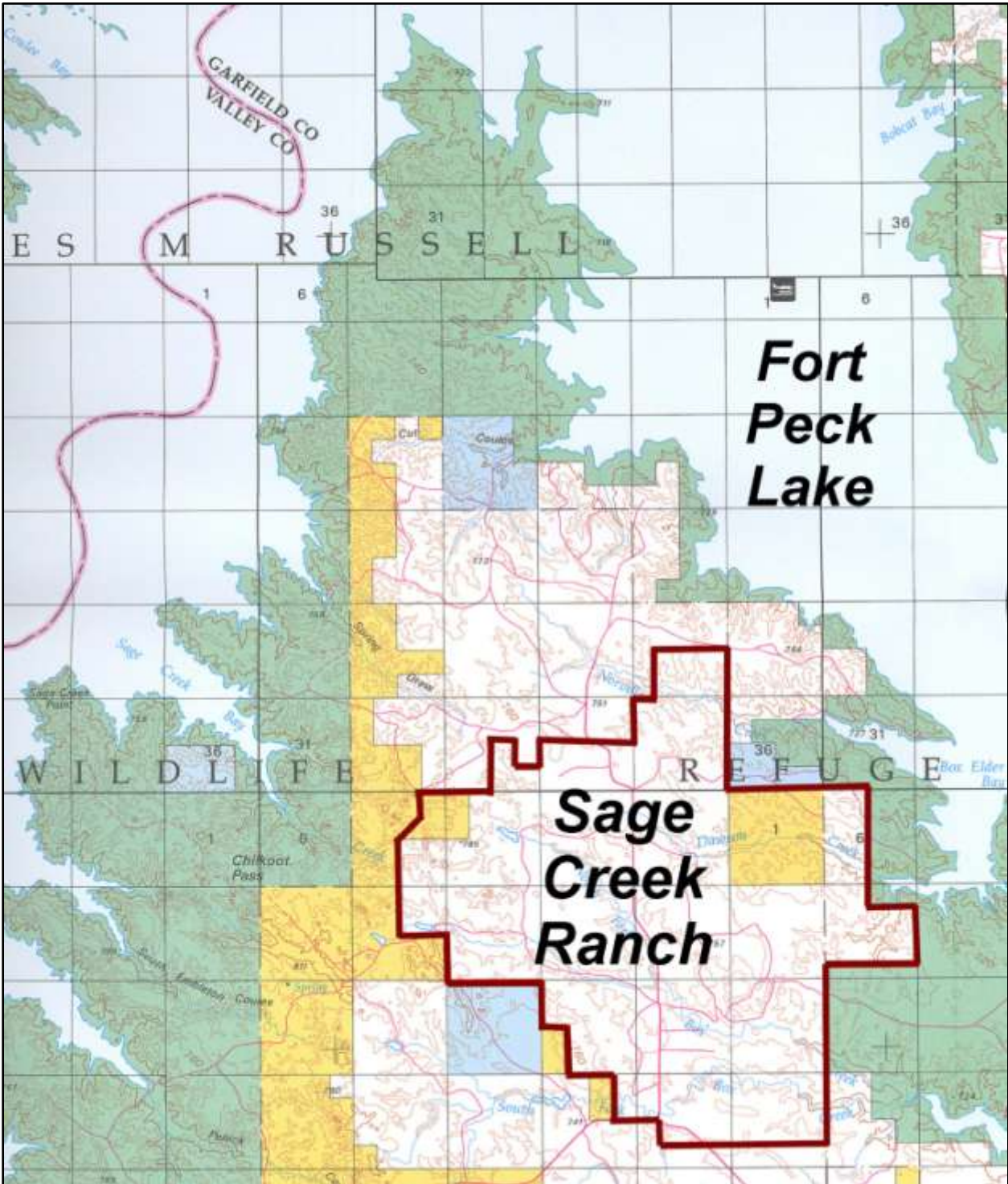
**Information is from sources deemed reliable but is not guaranteed by agent.  
Subject to errors, omissions, changes, prior sale and withdrawal by owner.**

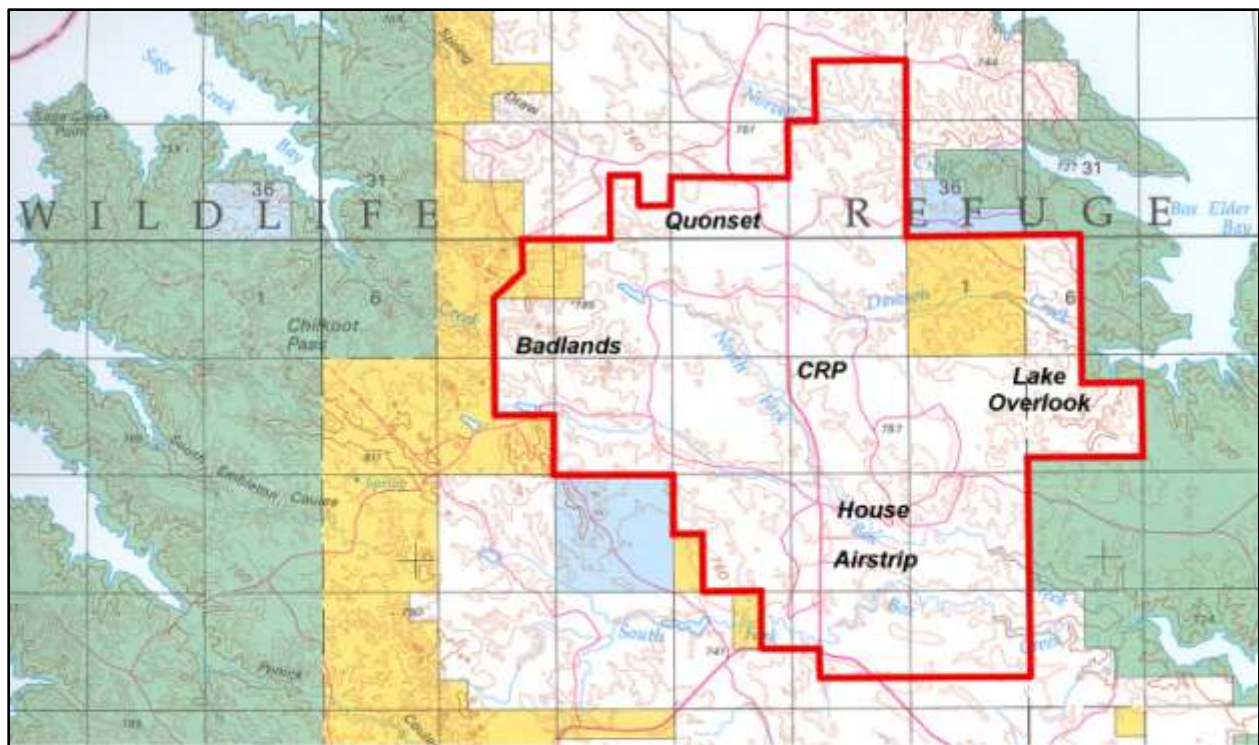
**NOTE: A Listing Agent Must Be Present On All Showings.**

**Additional photos are available upon request.**



**Maps**

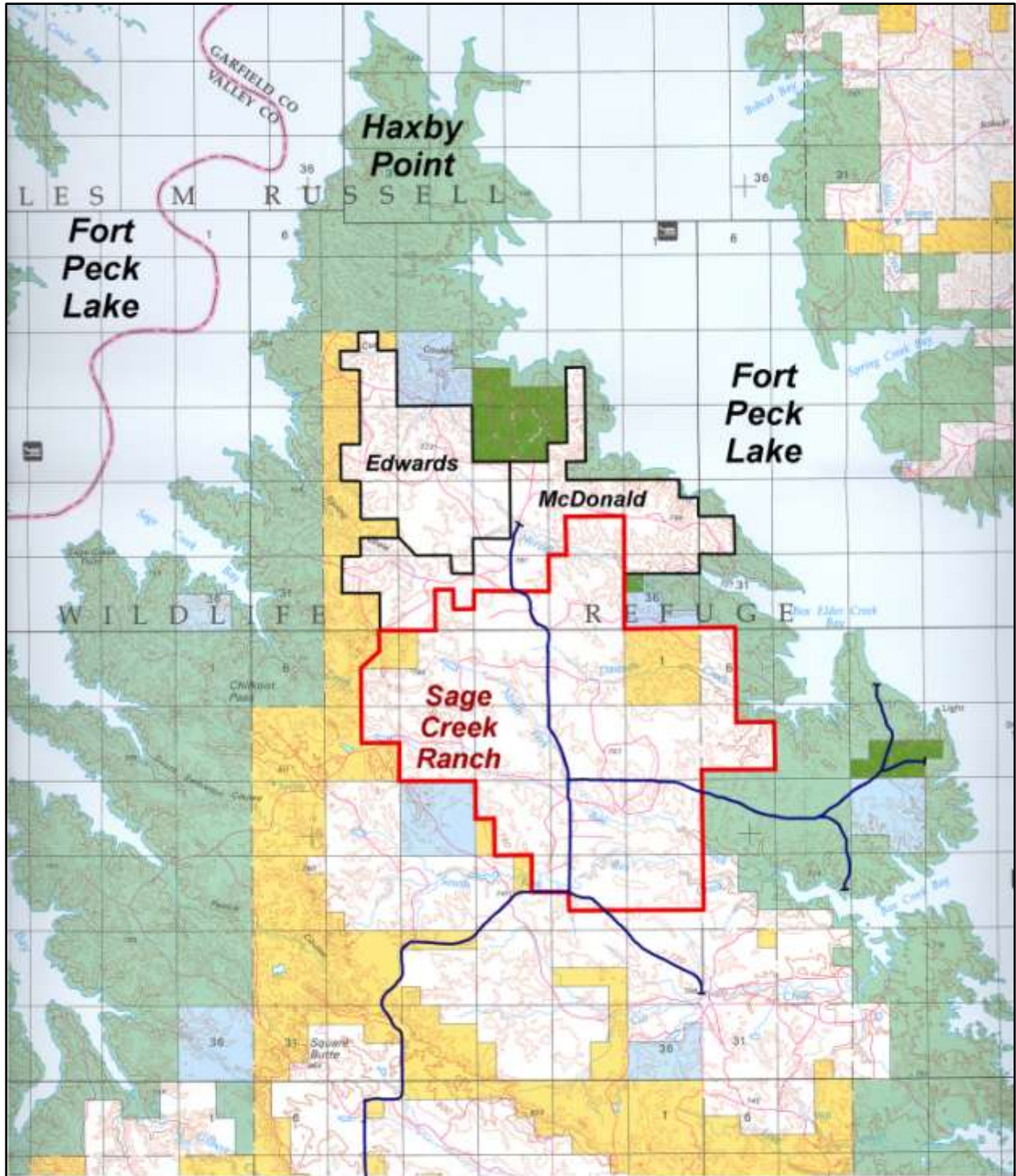




**The Sage Creek Ranch**  
**Approximate Boundaries**

**Green = CM Russell**  
**Yellow = BLM (Federal)**  
**Blue = State of Montana**

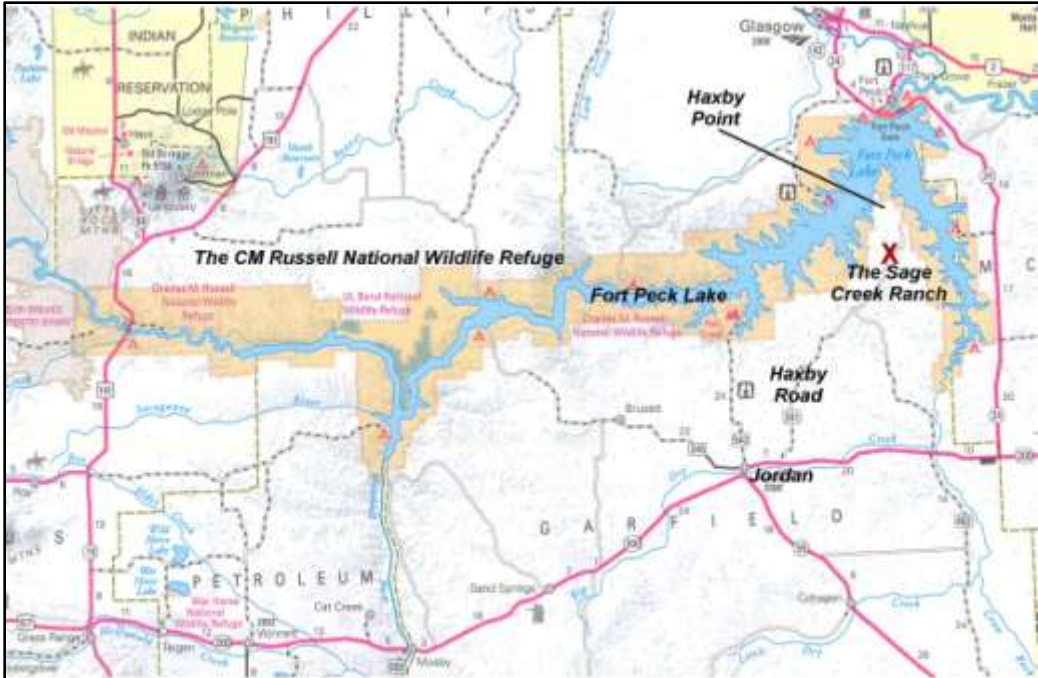
**Note: Each Square on This Map is One Square Mile -or- 640 Acres**



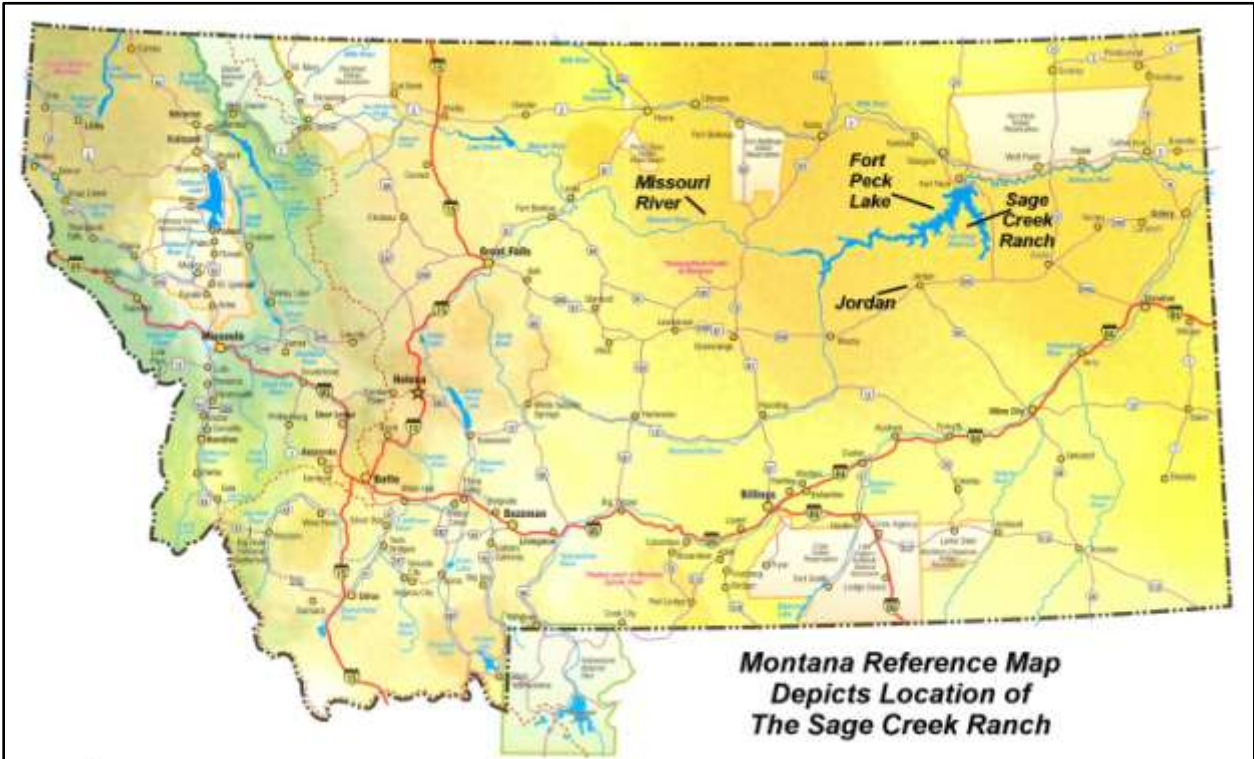
## **The Sage Creek Ranch**

*And Adjacent Land Ownership  
Also Highlights the Only Public Roads in This Area  
Approximate Roads and Boundaries*

*Green = CM Russell  
Yellow = BLM (Federal)  
Blue = State of Montana*



**Depicts Fort Peck Lake and the CM Russell  
Approximate Location of the Sage Creek Ranch**



**Montana Reference Map  
Depicts Location of  
The Sage Creek Ranch**