

The MA BAR Ranch - 280
102310 Us Highway 87
Lewistown, MT 59457-4040

\$1,500,000
280± Acres
Fergus County



The MA BAR Ranch - 280
Lewistown, MT / Fergus County

SUMMARY

Address

102310 Us Highway 87

City, State Zip

Lewistown, MT 59457-4040

County

Fergus County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Commercial, Horse Property, Lot

Latitude / Longitude

47.059805 / -109.026539

Dwelling Square Feet

1200

Bedrooms / Bathrooms

3 / 1

Acreage

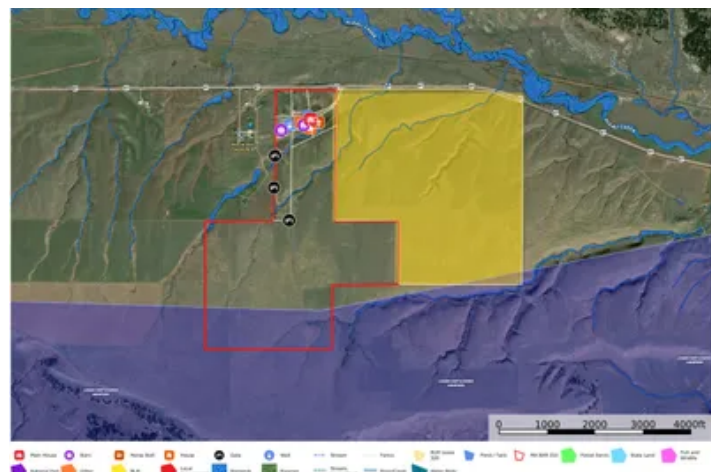
280

Price

\$1,500,000

Property Website

<https://greatplainslandcompany.com/detail/the-ma-bar-ranch-280-fergus-montana/80473/>



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PROPERTY DESCRIPTION

This property located in Fergus County, just outside of Lewistown Montana, has US 87 Frontage and spans **280 deeded acres** of picturesque landscape with an added bonus of **320 acres of leased BLM grazing land**, this ranch offers a unique blend of tradition, functionality, improvements for modern conveniences, rich grazing land, and well maintained livestock facilities in the heart of big sky country.

This property is split by the front 80 Acres including the home and improvements, and the back 200 Acres of pasture and BLM lease. There is an option to sell these individually to interested parties

Whether you're seeking a turnkey-ready ranch, horse property, or dreaming of the perfect spot for your home, this property offers incredible versatility and amazing views. With its prime location to the central montana livestock auctions, expansive acreage, and open possibilities, it's the ideal foundation for a variety of visions

Recreation

- 15 Minutes from Lewistown and livestock auctions
- 20 Minutes to trout fishing
- 20 Minutes to golfing
- 40 minutes to Judith Mountains
- 1 hour to Big Snowy Mountains and Crystal Lake campgrounds
- 2 hours to skiing
- 2 hours to Missouri River/Fort Peck lake

Big Game/Hunting

- Elk
- Pronghorn
- Muley
- Pheasant
- Hun
- Fox

Residential Structures

Main House: This charming home features 3 bedrooms and 1 bathroom. With a full basement, a propane furnace, and two pellet stoves, it's designed for comfort year-round. Recent updates include a new water heater installed in 2020, and the concrete foundation ensures lasting stability.

Livestock Facilities

Livestock Corrals: Built in 2004, these expansive 70,500 +/- square feet corrals are designed to accommodate up to 1,000 head of cattle with ease. The layout supports efficient management by a 2-person team on horseback, making it ideal for everyday operations.

Feed Bunks: Located at the north end of the property, there are 3 feed bunks with a combined capacity for approx 200 head of cattle

Barns and Storage

Dairy Barn: This good condition, versatile barn includes overhead feed bins and is primed for restoration. It can be repurposed as a workshop, woodworking area, or additional storage space.

Pole Barn 1: Built in 2004, this 40' x 104' barn features 14-foot high sidewalls and a 16-foot wide garage with 12-foot vertical clearance. It includes a vet room, 3 interior cow cams, 1 exterior cow cam for winter calving, and the added potential for 8 horse stalls.

Pole Barn 2: Constructed in 2015, this 48' x 64' barn includes 14-foot high sidewalls and a 16' x 32' tack room or office. The garage offers 16-foot width with 12-foot vertical clearance. Both are insulated with wood paneling for winter calving.

Utilities and Resources

All buildings are equipped with electricity and fiber optic internet, ensuring connectivity and modern amenities. The property benefits from two water wells with a production rate of 12 gallons per minute and a seasonal creek with a dam for water retention. There are 4 septic tanks on property.

Hay Production & Leasing

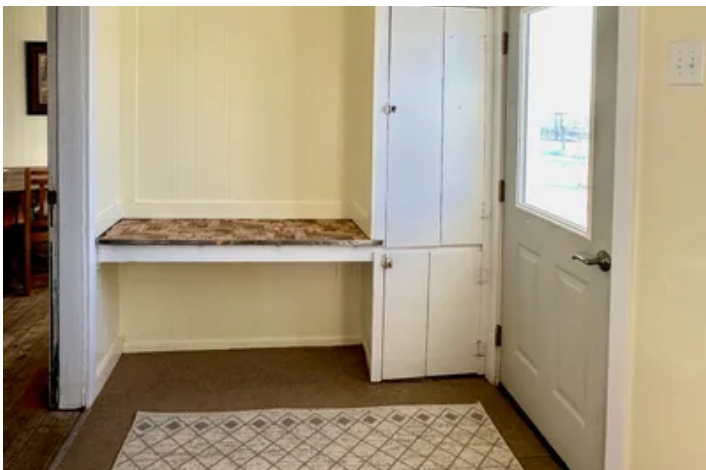
Hay Yields: This property is suited for hay production, yielding 2 tons per acre of barley hay and 1 ton per acre of alfalfa hay.

BLM Lease Opportunity: The adjoining 320 acres of BLM grazing land is available for lease.

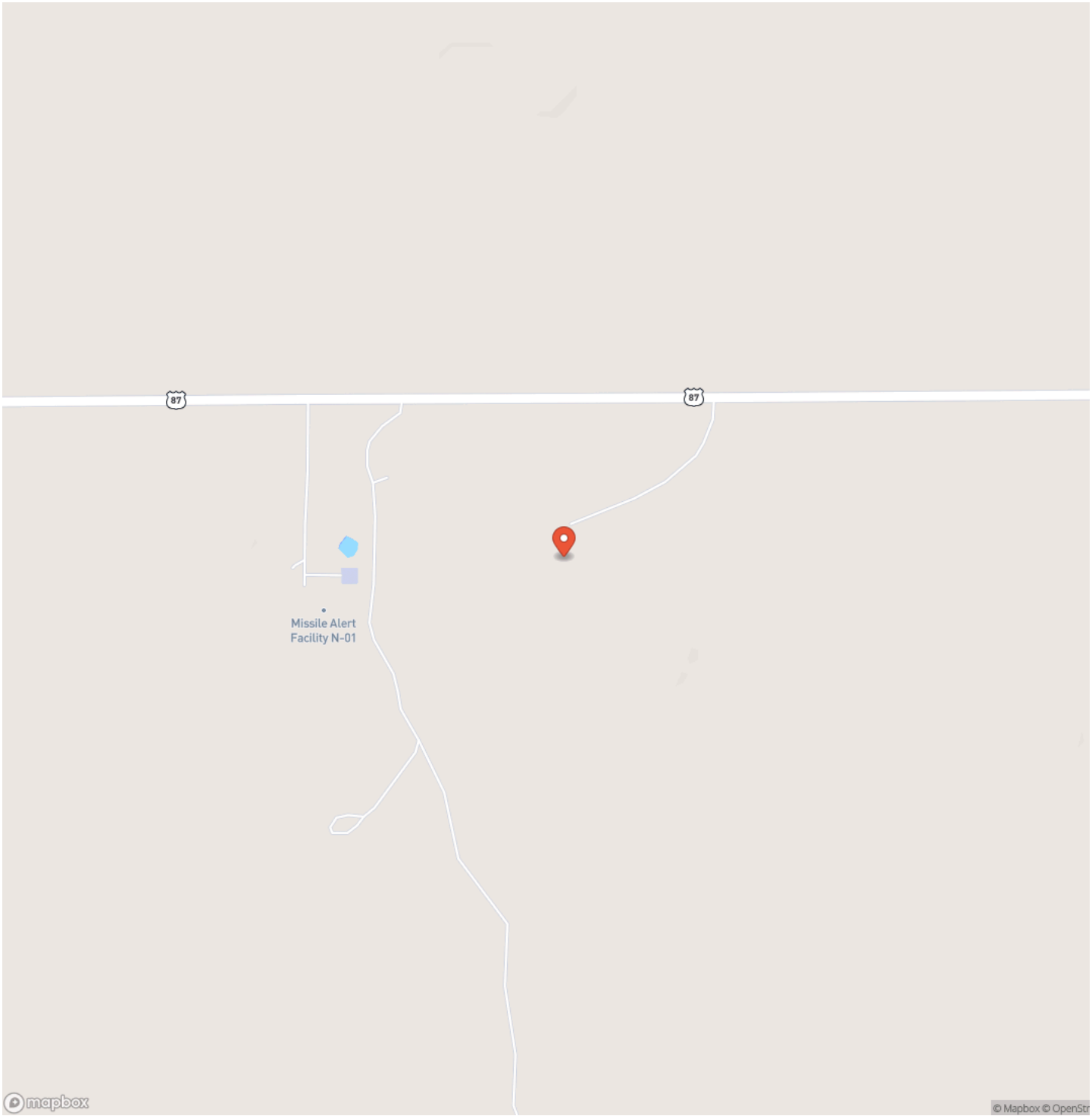
Connect with Rob Silk ([406-920-8820](tel:406-920-8820)) or Ross Ballard ([406-860-9896](tel:406-860-9896)) or your agent



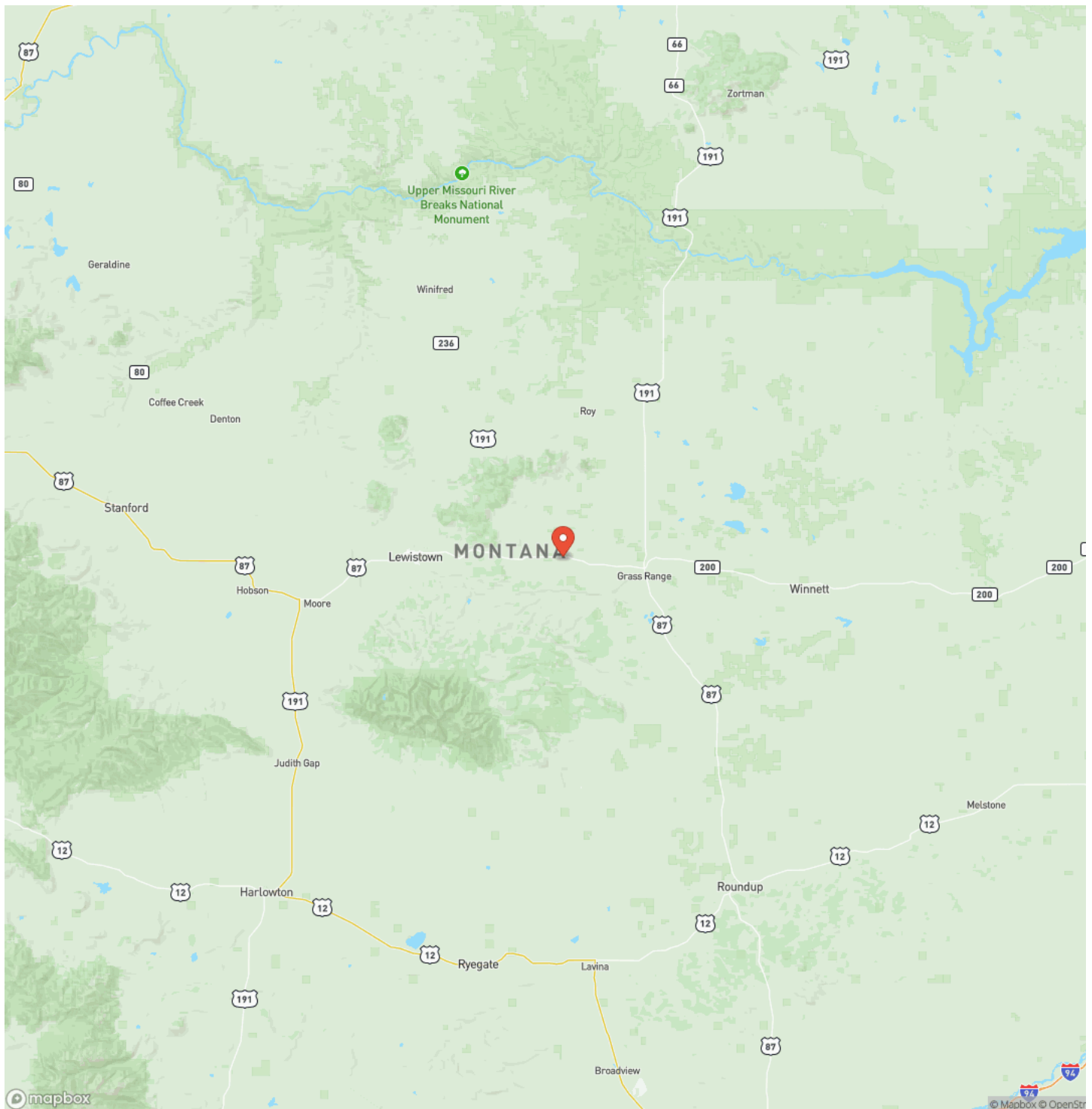
The MA BAR Ranch - 280
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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Rob Silk

Mobile

(406) 920-8820

Email

rob@greatplains.land

Address

3360 Winterthur Avenue

City / State / Zip

NOTES

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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
greatplainslandcompany.com

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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