

PC RANCH
NHN Straub Access Rd
Plevna, MT 59344

\$3,800,000
5,735.5± Acres
Fallon County



PC RANCH
Plevna, MT / Fallon County

SUMMARY

Address

NHN Straub Access Rd

City, State Zip

Plevna, MT 59344

County

Fallon County

Type

Ranches

Latitude / Longitude

46.605328 / -104.586025

Taxes (Annually)

\$1,302

Acreage

5,735.5

Price

\$3,800,000

Property Website

<https://greatplainslandcompany.com/detail/pc-ranch/fallon/montana/77068/>



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PROPERTY DESCRIPTION

Discover PC Ranch. Nestled in the heart of Eastern Montana's stunning landscape, this lush and beautiful cattle ranch is a testament to nature's grandeur and the harmonious coexistence between the land and its inhabitants. Spanning acres of verdant terrain, the ranch offers a picturesque setting that captivates the senses and evokes a sense of peace and tranquility.

As you step onto the property, you'll be greeted by rolling hills that stretch as far as the eye can see. These gentle slopes are adorned with abundant pasture, providing a perfect haven for cattle to graze freely. The lush greenery of the pastures is a vivid contrast against the big, blue Montana sky, creating a breathtaking panorama that changes with the seasons.

The ranch encompasses 5,736 acres of continuous land, comprising 4,136 deeded acres and 1,600 acres of state and BLM leases. Water resources are varied, featuring two seasonal streams (Lawrence Creek and Cow Creek), a natural spring, a small reservoir, and strategically placed stock wells that ensure optimal grazing potential. An internal trail system facilitates easy livestock monitoring. The ranch runs between 175-225 pairs depending on the year. With 300+ acres of hay production and the ability to expand in the 900+ acres of expired CRP ground, if so desired.

Lush coulees cut through the ranch. These deep valleys provide shelter and nourishment for wildlife, creating a vibrant tapestry of life. The BLM portion features partial Badlands with coulees and trails, attracting deer and other wildlife, enhancing the property's appeal for nature enthusiasts. Tree lines punctuate the landscape, providing shade and shelter for both cattle and wildlife. These natural borders enhance the ranch's beauty and serve as windbreaks, protecting the land and its inhabitants from the elements. In every direction, this Montana cattle ranch embodies the spirit of the American West, where nature's beauty and the ranching tradition intertwine seamlessly.

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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

This property is co-listed with Tony and Cajé Golden of Whitetail Properties Real Estate, LLC.

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