



Barber Pasture

Shawmut, Montana

\$500,000.



Offered Exclusively By:
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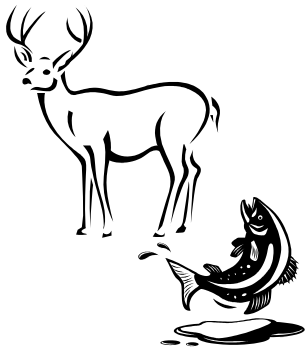


AGENTS NOTE:

Location, location, location! Deadmans Basin Reservoir is next to this excellent pasture plus highway frontage on Hwy 12 just east of Harlowton allows for easy access. Only 1 hour from Billings this 720+/- acres has abundant improved pastures with water throughout. Great fishing opportunities compliment the upland bird, antelope and deer hunting. Several sections of Montana State owned land are in the area for additional hunting. There is a great building site with trees for your own get-a-way home. For the cattleman, the pasture has a good amount of crested wheatgrass for early grazing and natural grass later. For the investor pasture leases are always available. This exceptional parcel is offered at \$500,000. The owners wish to retire so come, look and bring us an offer.



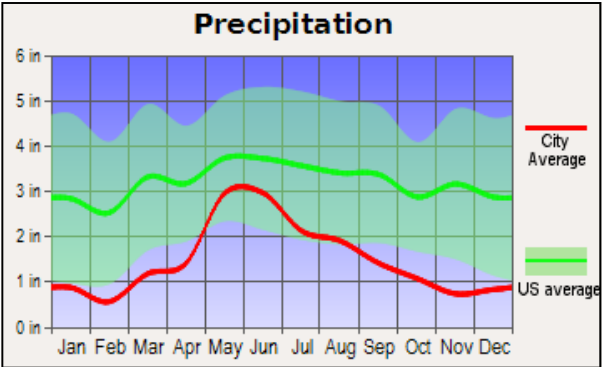
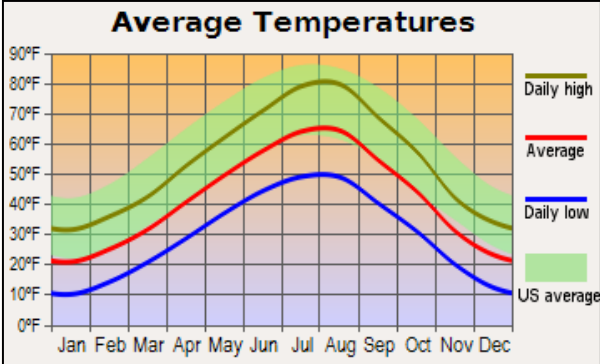
Bob Noel
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DESCRIPTION:

Acreage:
500+/-

Elevation:
3,652'



LOCATION:

BARBER PASTURE: Located 6 miles east of Shawmut on the north side of the road.

SHAWMUT: Once a station for the Milwaukee Railroad and was named for a local rancher. It is located along the Musselshell River near Deadman's Basin Reservoir and almost 10 miles from the ranch. There is a public school for K-6 grades which currently schools 7 students.

RYEGATE: The county seat for Golden Valley, has a population of approximately 260 people. It has a K-12 school system and serves as a support center for the surrounding ranch and farming community.

LEWISTOWN: Lewistown is an agricultural community located at the geographic center of Montana in the vast Judith Basin only 72 miles north of the ranch. Lewistown began as a small trading post on the Carroll Trail between Helena and the mouth of the Musselshell River.

BILLINGS: Located 75 miles to the southeast, Billings is the center of Montana's livestock industry. The International Airport in Billings is presently serviced by 5 major airlines. Billings has two of the finest medical facilities in the northwest. Shopping, fine dining, theater and the arts make Billings the true hub of Montana.

SUMMARY & CONCLUSION:

The county started as and continues to be a farming and ranching community. Clean air and wide open spaces are abundant here along with the wildlife including mule deer, whitetail deer, antelope, upland bird, pheasant, wild turkey, partridge, doves, ducks, geese, and grouse. Landmarks include the Deadman's Basin Reservoir, Musselshell River, and The Big Coulee. This is beautiful country. We look forward to sharing one of the best ranches in the **"Best Last Place"** with you.

PRICE: \$500,000.

TERMS: Cash

WATER RIGHTS: All now held by owner will transfer.

Notice: The data contained herein was obtained from the owner and other sources deemed reliable, but is not guaranteed by agents. Prospective purchasers may be asked to provide a financial reference prior to a showing and are advised to examine the facts to their own satisfaction. This offering is subject to change of price and terms, lease, prior sale or withdrawal from the market, without notice.
