

# Bull Mountain Ranch

## Roundup, Montana



**LOCATION:** The ranch is located 19 miles north of Billings, MT, on Highway 87 North. It borders the highway for approximately six miles.

**ACREAGE:** Total of 7,086 acres m/l with 5,646 acres m/l deeded and 1,440 acres m/l of State Lease land. State Lease has 296 AUM's. Cost \$1,844 annually.

**WATER:** Five powered wells and one spring on the property.

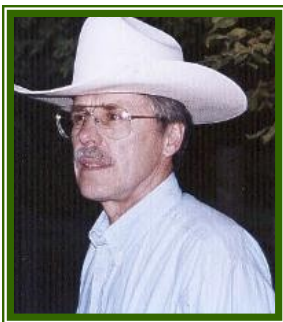
**IMPROVEMENTS:** One barn. The property is perimeter fenced with exception of 2.5 miles on north piece and a 160 acre tract in Section 35.

**REAL ESTATE TAXES:** \$2,820—estimated.

**COMMENTS:** Ideal summer grazing unit.

**PRICE:** \$3,387,600

**TERMS:** Cash to seller or possible owner financing.  
Seller would split into two units.



For additional details or a tour, contact:

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