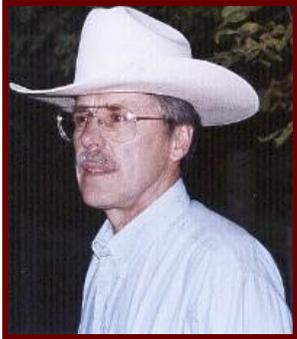


Woodworth Ranch
11228 Tenney Road
Shepherd, Montana 59079

Jacob L. Korell



Member:

Landmark of Billings Inc.

1925 Grand Avenue, Ste. 143

Billings, MT 59102

Office: (406) 248-3101

Cell: (406) 698-4600

Jake@MontanaRanches.com

MontanaRanches.com



\$795,000

640 Acre Ranchette!



Information herein deemed reliable, however, is not guaranteed. The sale offering is made subject to errors, omissions, change of price and prior sale and withdrawal without notice in accordance with the law. This property is offered without respect to race, color, creed, national origin or familial status.

Woodworth Ranch, Shepherd, MT

Additional Features

LOCATION: The Woodworth Ranch lies 4 miles directly north of Shepherd. It is accessible via a paved road and county gravel road. Shepherd is located approximately 15 miles northeast of Billings. Billings is the major hub for the distribution of goods and services to a vast region encompassing much of Montana and northern Wyoming.

ACREAGE: 640 deeded acres

ACREAGE BREAKDOWN:

- 47 Acres irrigated crop
- 64 Acres dry cropland
- 518 Acres of grazing land
- 11 Acres around improvements

IMPROVEMENTS : There is a 4 bedroom, 2 bath ranch-style home with a walk-out basement, living room, family room, dining room and kitchen built in 1975.

Livestock Shed: Open front, 4,040 sq. ft. built in 1990. Pole construction, metal roof and siding.

Shed: Open front, pole construction, 432 sq. ft, built in 1970.

Grain Bin: Steel topper bottom bin, erected 2000, 1,000 bushel capacity.

Corrals: Several steel rod corrals including riding arena.

WATER:

- Well at improvements rated at 35 gpm.
- 4 filed water rights on springs.
- 2 filed water rights on Razor Creek.
- 43 shares of Billings Bench Water for irrigation—cost for 2015—\$1,046.00.

UTILITIES: Power and phone at property.

REAL ESTATE TAXES: \$2,079 for 2015.



Woodworth Ranch, Shepherd, MT

Additional Features

COMMENTS: Small ranch with easy commute to Billings. A diverse property with irrigation, dry cropland and grazing. Razor Creek runs through the west side of the ranch. Lots of water.

Wildlife consists of deer, antelope, pheasants, ducks and geese. Small prairie dog town on the property. Well balanced unit.

PRICE: \$795,000

TERMS: Cash to seller.

