
THE CN QUARTER CIRCLE RANCH

Hardin, Montana



For additional details, contact:

RICHARD L. GROSSKOPF

Broker / Owner

**Member—Landmark of Billings
1925 Grand Avenue, Ste. 144,
Billings, MT 59102**

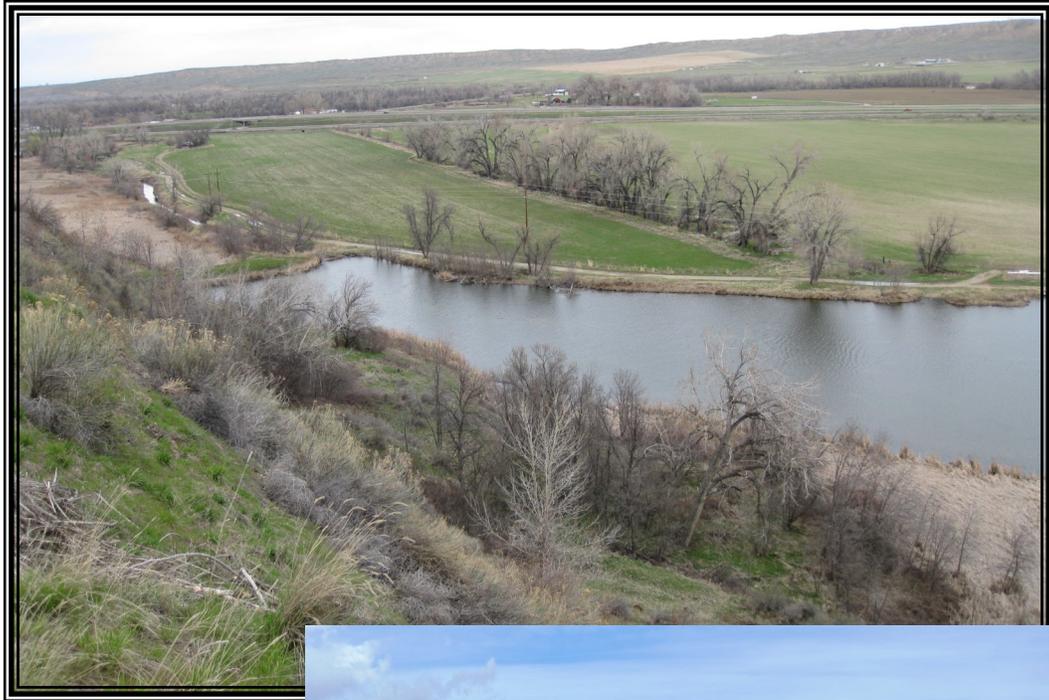
Office: (406) 248-3101

Cell: (406) 860-1512

Fax: (406) 248-1633

E-mail:

dick@montanaranches.com



CN Quarter Circle Ranch

LOCATION: Geographically on the bluff over looking the confluence of the Little & Big Horn Rivers. Located across the Big Horn from Hardin, the County Seat of Big Horn County, Montana.

Just two miles east of Hardin and 47 miles east of Billings, Montana on I-90. Easy access to Highways 87, 212, 384, and 313. The property is within the Crow Reservation, but is Fee Simple Title.

AREA: Custer Battlefield, Yellowtail Dam and Recreation Area, Big Horn River, a Blue Ribbon Trout Stream, are the main points of recreation.

CLIMATE: Being within the Big Horn River Valley provides a mild climate of an average 140 day growing season, 14—16 inches rainfall with minimal snow accumulation.

WATER: There is an abundance of water with BIA Ditch Rights with the property. A huge sloop that is controlled with a head gate. Shallow wells available.

ACREAGE: 443.15 Total Acres:

- ◆ Dry crop land 100.40 acres
- ◆ Irrigated land 92.20 acres
- ◆ Grass & Building Site 250.55 acres



IMPROVEMENTS: 2018 Modular home, 1,620 sq. ft. on a foundation with 3 bedrooms, 2 baths, deck and cistern for water. **Old Depot** moved on the property that served as an office for Floyd Warren, Inc. is now being fully remodeled. 540 sq. ft. on two floors, for 1,080 sq. ft. of space, will have kitchen, living area, bedroom, bath, and two decks.

Steel storage building: 768 sq. ft.

Quonset: 4,800 sq. ft. with 4' cement walls, foundation and cement floor.

Large steel shop building: 16' doors, cement floors, 6,100 sq. ft., 3/4 insulated and heated with remainder as storage. Extensively wired for welding and repairs.

Calving Shed: open front

Lots of new corrals and fences.

WILDLIFE: Waterfowl and pheasants are commonplace.



TAXES: \$6,000.00 for 2018. Includes irrigation water.

PRICE: \$650,000

BROKERS COMMENTS: Lots of history dating back to Custer and then Fort Custer being built on the property. So many options for use—commercial shop, bird hunting, livestock, or farming.



NOTICE: The information contained herein has been supplied by the owner to **LANDMARK REALTORS** and/or compiled by **LANDMARK REALTORS** from other sources believed to be reliable. All information contained herein is not guaranteed to be accurate, and the reader of this brochure should independently verify all such information, particularly the number of acres involved, the classifications of those acres, carrying capacity, estimates of production yields, water rights, etc.