

# FOR SALE

# 1567 ACRE RANCH

## ROSEBUD COUNTY, MONTANA



**LOCATION:** From Rosebud, MT take Old US Hwy 10 West 2 miles to HWY 446, follow HWY 446 North 1.5 miles to Cartersville Rd. Head East for 7 miles to Thurlow Rd S, then follow South for 1 mile. You will be at the SW corner of the ranch. **(See attached map)**

**ACREAGE:** 1,567.42 +/- total acres; 732.09 +/- irrigated acres, 831.33 +/- grassland acres and 4 +/- farm site acres.

**WATER:** Irrigation well and Cartersville Ditch

**HUNTING:** Mule deer, whitetail deer, geese, turkey and pheasant.

**TAXES:** The 2019 taxes will be paid by the Seller, 2020 taxes will be prorated to the date of closing.

### IMPROVEMENTS:

- 1.5 story house, built in 1996, 3 bed, 2 full bath, 1 half bath, 1321 sq.ft first floor, 450 sq.ft half story, 1332 sq.ft basement, 304 sq.ft open porch
- 1985 Double wide trailer, 26W x 66L, 1716 sq.ft
- Modular, full basement
- (2) Garage, detached, unfinished, 22W x 24L, 528 sq.ft.
- (2) Agricultural Sheds
- Standard Barn
- (4) Grain Bins
- (2) Implement Sheds
- Feed bunk

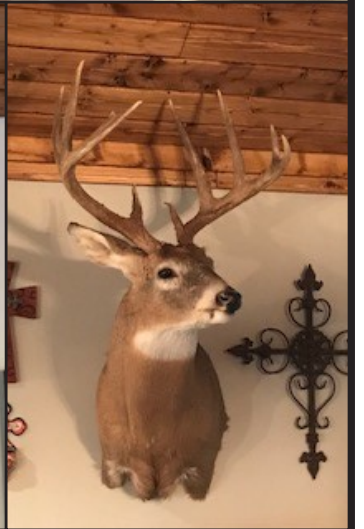
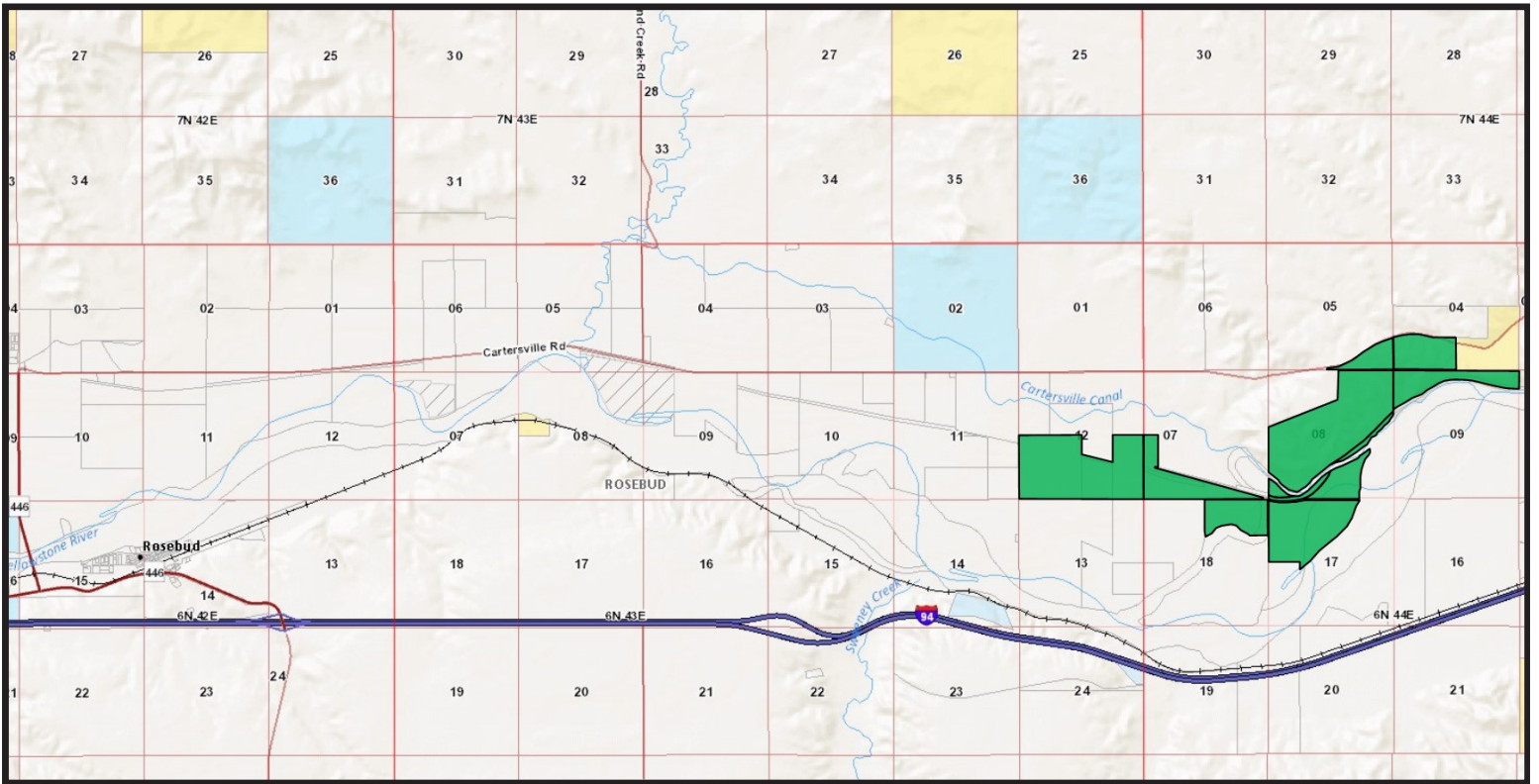


COLORADO LAND  
INVESTMENTS I, LLC

*Driven by Integrity, Guided by Experience*

Larry J. Hostetler, Managing Broker,  
719-342-0665 (M) or 719-346-8661 (O)

230 14th St, Burlington, CO 80807 ■ 719-346-8661 (O) ■ [www.cololand.com](http://www.cololand.com) ■ [info@cololand.com](mailto:info@cololand.com)



**PRICE: \$3,600,000.00**  
**2019 Taxes: \$13,215.91**  
230 14th St, Burlington, CO 80807 ■ 719-346-8661 (O) ■ [www.cololand.com](http://www.cololand.com) ■ [info@cololand.com](mailto:info@cololand.com)  




**Specializing in Farm and Ranch Properties & Online Auctions Throughout CO, KS, MT, NE, OK**

NOTICE TO PERSPECTIVE PURCHASERS: The owner has either given the information contained herein to us or obtained from sources we deem reliable. We have no reason to doubt its accuracy, however, we do not guarantee it. Colorado Land Investments I, LLC, and the seller assume no responsibility for the omissions, corrections, withdrawals, or prior sales. The prospective purchaser should verify all information contained herein. Colorado Land Investments I, LLC, and all other agents of the broker are or will be acting in the capacity of a Transaction Broker in the Sale of subject property.

**230 14th St, Burlington, CO 80807 ■ 719-346-8661 (O) ■ [www.cololand.com](http://www.cololand.com) ■ [info@cololand.com](mailto:info@cololand.com)**