



MONTANA-WYOMING WEST
RANCH BROKERAGE

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LINDSAY RECREATION RANCH

PRODUCTION - HUNTING - RECREATION

DAWSON COUNTY - LINDSAY, MT



STEVE MCINTOSH

LISTING AGENT
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DESCRIPTION: This 320± acres provide a great blend of Grassland, Cropland and a beautiful Tree-Filled Canyon, just minutes from Lindsay, MT and within 30 miles of Glendive or 68 miles to Miles City, Montana.

Wildlife can be seen all over the property including Mule Deer, Whitetail, Antelope, Upland Game Birds and an occasional Elk can wander through from time to time. Nobody has hunted the property in years so the Hunting should be phenomenal, with the perfect mix of Low Pressure, Great Feed, Water and Cover.

With an abundance of ranches in the area it retains a rich Western Heritage, you will appreciate the Seclusion and Privacy that rolls through the Rolling Grasslands. Yet being within proximity to town makes this Aesthetic, Working/Recreational Property with Abundant Wildlife a must see!!

Schedule a time to explore this wonderful property and the opportunities that await and start Building Your Montana Legacy Today!

Offered at \$320,000

ACREAGE: 320 +/- deeded acres

LOCATION:

Lindsay is an unincorporated hamlet in Dawson County, Montana, with a recorded population of 145 located on Montana Highway 200S and the Upper Seven-Mile Creek, 22-miles west-northwest of Glendive. The community has a Post Office with ZIP code 59339, a Public School and a Cooperative.

Glendive is tucked between the badlands and the Yellowstone River, and is considered the hub city of the rich inland agricultural area of eastern Montana and western North Dakota. Makoshika State Park, one of the most impressive badlands areas in America, borders the southern edge of Glendive. It is not only attractive with its highly unusual rock formations, but is a virtual warehouse of prehistoric fossils, mineral specimens, and dinosaur bones.

OPERATIONS:

Currently running a few head of Cattle and is Fenced and Cross-Fenced with 40 acres of Dryland Hay. Excellent access throughout the Ranch. This would make an excellent place for your Ranching and/or Recreational Endeavors.

IMPROVEMENTS:

- Single Wide Trailer 2 bedroom / 1 bath
- Workshop / Storage Shed 16' x 20'
- Power
- Propane (Owned)



WATER:

Water Rights

42M 109575 00 & 42M 30021330

Livestock and Drinking water is provided by (2) wells with recorded Water Rights, one is solar located at the corrals. There is also a Non- Developed Spring located within the tree filled draw providing a Tributary of Clear Creek that is just to the North, allowing for plenty of water.



WILDLIFE / HUNTING / FISHING / RECREATION: The Recreation Ranch has exceptional habitat and terrain which provides viewing/hunting opportunity as Mule Deer, Whitetail Deer, Pronghorn Antelope, and Game Birds are plentiful and occasionally Elk can roam through the area. The Parcel lies within the Elk/Deer/Lion/Antelope Region 703, known to hold Trophy Caliber animals for all species. Turkey, Sharp-tailed Grouse, Ringneck Pheasants and Hungarian Partridge make use of the exceptional Upland Gamebird Habitat in the Area giving additional opportunities for the Outdoorsman.

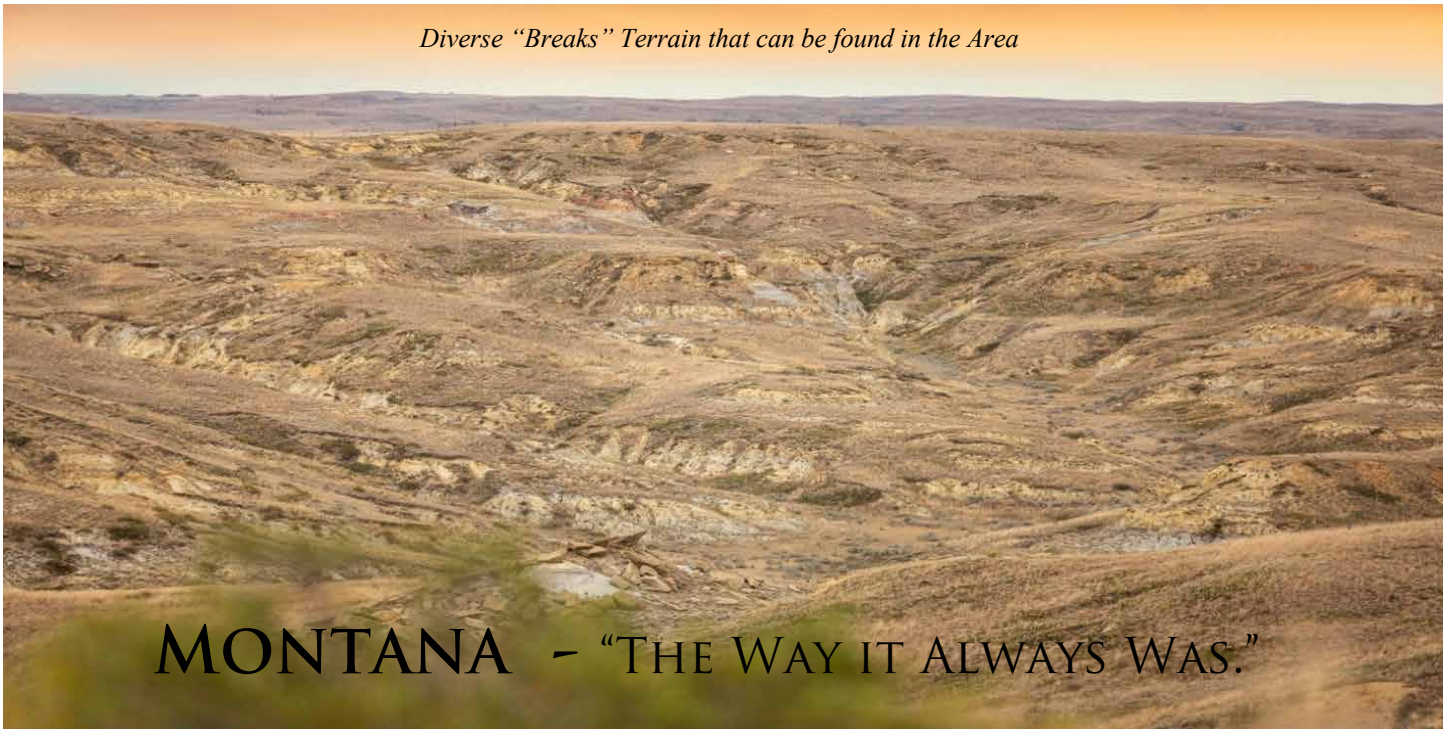
Not only does the Lindsay Recreation Ranch offer great hunting and recreational opportunities within its border, but has approximately 60,000-100,000 +/- additional acres of other State, BLM and Block Management Access, within 20-30 miles, providing additional hunting/recreational access and opportunity.

Just 70-80 Miles to the Northwest, lies ***The Fort Peck Lake Reservoir -Hunting, Fishing & Recreation Complex*** one of the most rugged and expansive Public Land Recreational Areas in the Nation, Providing near-Endless Outdoor Opportunities. Fort Peck Reservoir, Montana's largest body of water, has more than 50 different species of Fish that swim within its boundaries. The lake is about 134 miles in length and has a maximum depth of 220 feet when full. There are over 1,520 miles of shoreline, longer than the California coast. The reservoir was built from 1933 through 1937 by constructing a 3.8 mile-long dam across the Missouri River. Just a few of the most pursued species include walleye, northern pike, paddlefish, sauger, lake trout, small mouth bass and chinook salmon. A paved road for larger vehicles provides direct access to the reservoir at Fort Peck Marina, located near the west side of the dam. Other access roads are gravel and/or dirt, leading to Hell Creek Bay, 26 miles north of Jordan, and one on the south fork of Rock Creek Bay, about 10 miles west of Highway 24. All marinas include concrete boat ramps. A multitude of gravel/dirt roads wind through the enormous complex providing access to countless areas of fishing/hunting/recreation opportunity.

Surrounding this large expanse of water is the ***Charles M. Russell (CMR) National Wildlife Refuge***, managed by the US Fish and Wildlife Service, which provides over 1.1 MILLION acres of public land for fishing, hiking, hunting, camping, bird-watching, and other outdoor recreation.

Don't forget the many opportunities to Ride Horseback / Hike / Bike and ride ATV/UTV's on the Ranch or in the surrounding areas. With off-road trails on much of the Public Land and Missouri River Breaks, you'll find adventurous / scenic, hikes/drives/rides waiting for you. You're also just a short drive away from many Montana, North Dakota & Wyoming recreational destinations, such as Makoshika Park; Teddy Roosevelt National Park; Medora, North Dakota; the Yellowstone River; and Miles City, MT, known for its world-famous Bucking Horse Sale.

Diverse "Breaks" Terrain that can be found in the Area



MONTANA - "THE WAY IT ALWAYS WAS."

LOCATION & SERVICES: This parcel is located approximately 25 miles to the West from Glendive, MT and 40 miles from Circle, MT providing multiple options for Supplies within a moment's drive. Billings, Montana's largest city, is 212-miles (3.25-hours) southwest with most of the drive being on I-94. K-8 Schools are in Lindsay (14 miles away) Highschool is in Glendive.

Lindsay, MT (population 145) – *approx. 14 Miles North* –

Lindsay, is an unincorporated village in Dawson County, Montana, located on Hwy-200S approximately 23 miles Northwest of Glendive. Amenities include the Post Office, K-8 School, and a Cooperative.

Glendive, MT (population 4,873) – *approx.. 25 miles East*

Glendive is the County Seat of Dawson County, MT and offers a vast number of amenities including Hospital, Grocery Stores, Hardware/Lumber, Farm/Ranch Store, Auto Parts, Banks, Restaurants, Gas Stations, Motels, Grain Elevator(s), Dawson Community College and 9-Hole Golf Course (Cottonwood Country Club). Dawson County High School is a Class B school and offers K-12 schooling. The Red Devils compete in the Easter-A Division, for Sports.

Dawson Community Airport - KGDV (Elev. 2,458) (2) runways (12/30 & 02/20) Runway Dimensions: 12/30 (5,704 x 100 ft. / Asphalt-Grooved, in fair condition) & 02/20 (3,002' x 60' Asphalt in good condition). 24/7 Self Service - Fuel Available: Grade 100LL Gasoline / Jet A+, Hangar Space (Limited) and tie downs are available. The terminal building has a waiting room and a new TSA security addition. A new Terminal is being built finished in Spring of 2022. The airport is currently served by Cape Air with Two Flights per day traveling TO and FROM Billings, MT.

Circle, MT (population 591) – *approx. 40 miles Northwest*

Circle is the County Seat of McCone County and is a small, friendly community that offers a Bank, Credit Union, Gas Stations, Restaurants, Grocery Store, Hardware Store, Parts Store, Bowling Alley, Bars, Grain Elevator, Farm Machinery Dealer, Car Dealer, Repair Shops, Churches, Senior Center, Museum and local Department of Agriculture offices (USDA FSA and NRCS). The McCone County Health Center and McCone Clinic provide medical care to a large area with 24/7 Emergency Room care and a Physician Assistant on staff. Circle and McCone County share volunteer ambulance and fire department services.

Circle Public School is a Class C school and offers K-12 schooling. The Circle Wildcats compete in the District 2-C, Eastern Division for Sports.

Circle Town/County Airport – K4U6 (Elev. 2,441') - (2) runways (12/30 & 03/12): 12/30 (asphalt) is 4,100' x 75' & 03/21 (grass) is 2,280' x 75'. Fuel Available: Grade 100LL Gasoline

Miles City, MT (population 8,354) – *approx. 69 miles Southwest*

The County Seat of Custer County offers many amenities and lies on I-94. It is home to multiple Restaurants, Grocery Stores, Gas Stations, Hardware Stores, Farm & Ranch Supply Store, Sporting Good Store, Implement Dealer, Parts Stores, Bars, Churches, Hospital, 9-hole Golf Course (Miles City Town & Country Club) and Class "A" Custer County High School, home of the Cowboys.

Miles City Airport / Frank Wiley Field - KMLS (Elev. 2,630') - (2) runways: 4/22 is 5,680' x 75' Asphalt in Excellent Condition & 13/31 is 5,623' x 100' Asphalt, in good condition. Hangars & Tiedowns Available. 24hr Fuel Available: Grade 100LL / Jet A. Food Delivery Available.

Billings, MT (population 109,577) – *approx. 275 miles*

Billings is the largest City in Montana and offers extensive services, has two major hospitals, as well as a wide variety of shops, restaurants, breweries, museums, a zoo, major theaters (8) golf courses and event centers bringing in top performers.

Billings Logan International Airport (BIL), the largest commercial airport in Montana, is located only 87 miles from the Resort. It offers services from multiple major airlines and direct flights to many larger cities including Dallas, Denver, Minneapolis, Las Vegas, Portland, Salt Lake City, Seattle, and Phoenix. For current flight schedules, please visit www.flybillings.com.

(BIL) is also home to Edwards Jet Center and offers FBO services including aircraft parking, hangar, fuel, maintenance and charter services. www.edwardsjetcenter.com

GPS COORDINATES: 47.08232, -105.18596

MINERALS: Owner has None

ELEVATION: 2,775 ft - 2,945 ft.

CLIMATE: With an Elevation of approximately 2,285 feet, Lindsay, MT has a semi-arid climate with average precipitation of 14 +/- inches and only an average of 22-inches of snow each winter. Historically the warmest month of the year is July with an average daily high/low of 85°/54°. The coldest month is January with an average high/low of 26°/13°.

TAXES (2020): Dawson County Treasurer \$ 423.34

UTILITIES: Power at Home Site

PRICE & TERMS:

320 +/- acres \$ 320,000

CONTACT: Steve McIntosh - Agent (406) 580-1048

-or-

Tammy Ward - Broker (406) 951-3907

Disclaimer

*** All information is from sources deemed reliable but cannot be guaranteed as accurate. Prospective buyers are encouraged to research the information to their own satisfaction. Any offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of seller. Water Rights are subject to the Montana Water Court.

Seller hereby makes know that there may be variations between the deeded property lines and the location of the existing fence boundary lines. The Seller makes no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representation with regard to specific acreage within the fenced property lines.

The property is selling in its "as is-where is" condition which includes the location of the fences as they now exist. Boundaries shown on any accompanying maps are approximate. The maps are not to scale and are for visual aid only. They accuracy of the maps and information portrayed thereon is not guaranteed nor warranted. ***

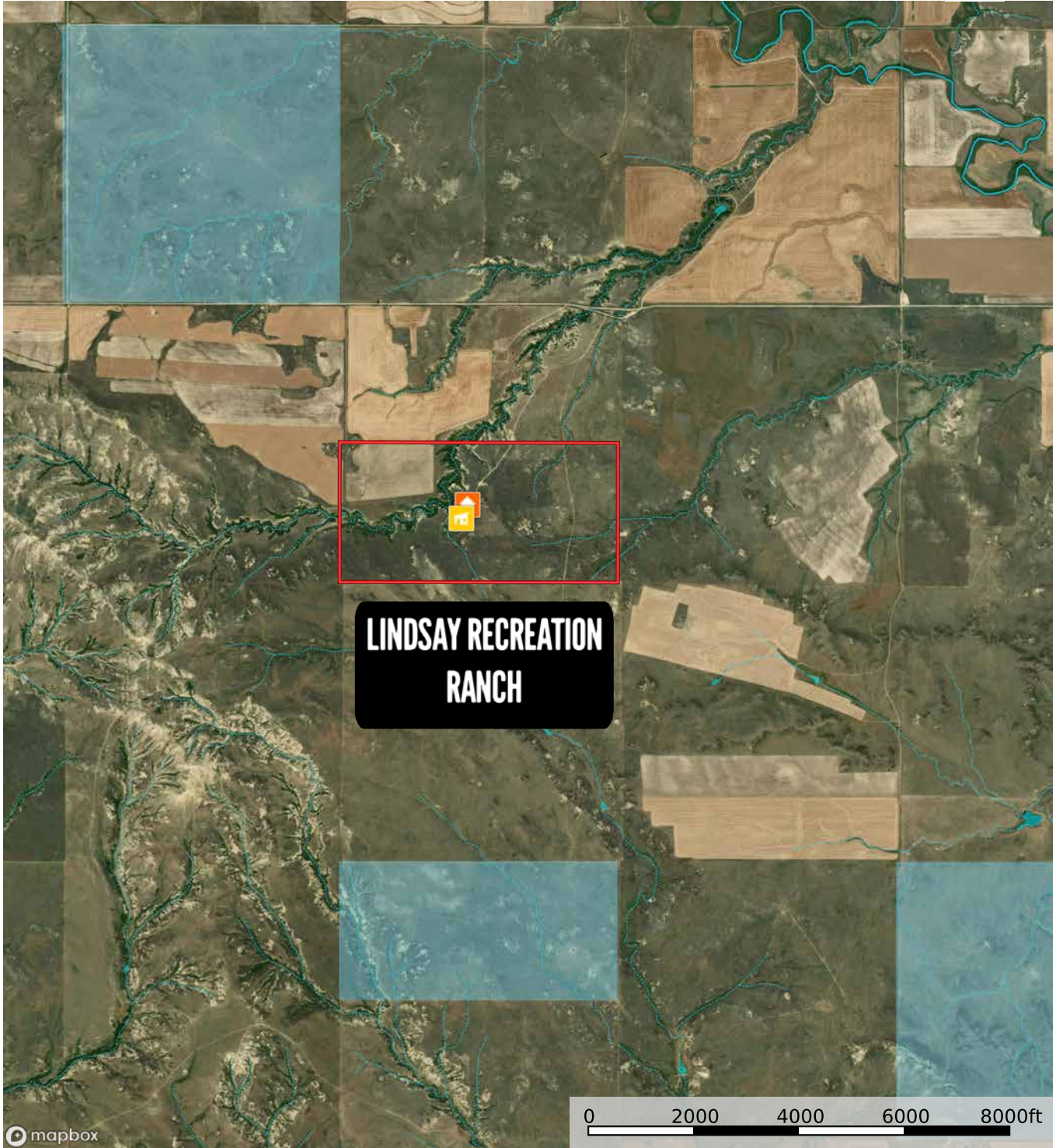
LEGAL DESCRIPTION

S06, T15 N, R52 E, S2 CONT 320 AC



LINDSAY RECREATION RANCH MAPS

LINDSAY RECREATION RANCH
Dawson County, Montana, 320 AC +/-



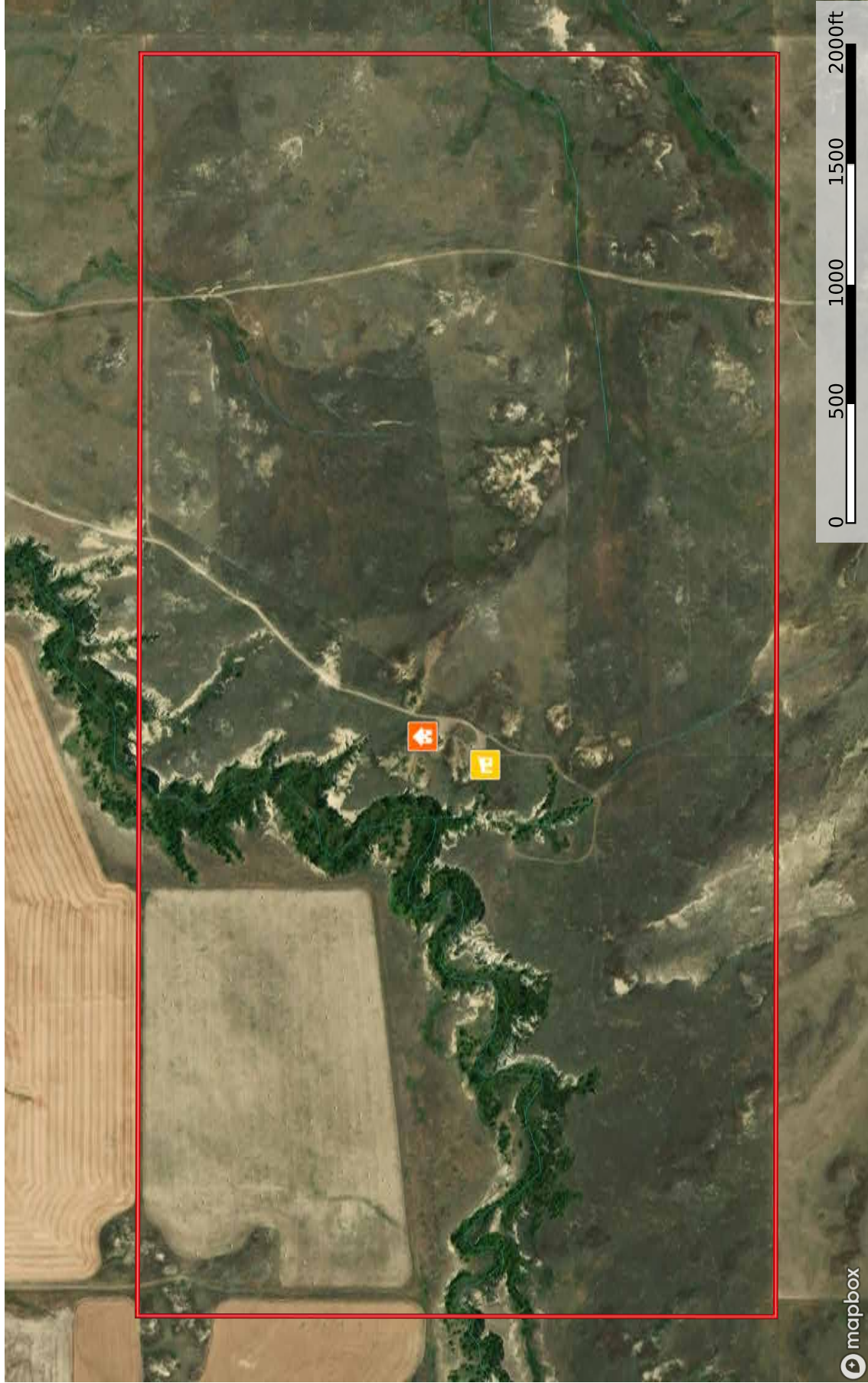
LINDSAY RECREATION
RANCH

- Shed / Shack
- House
- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Conservation Easements
- Stream, Intermittent
- River/Creek
- Water Body

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Dawson County, Montana, 320 AC +/-



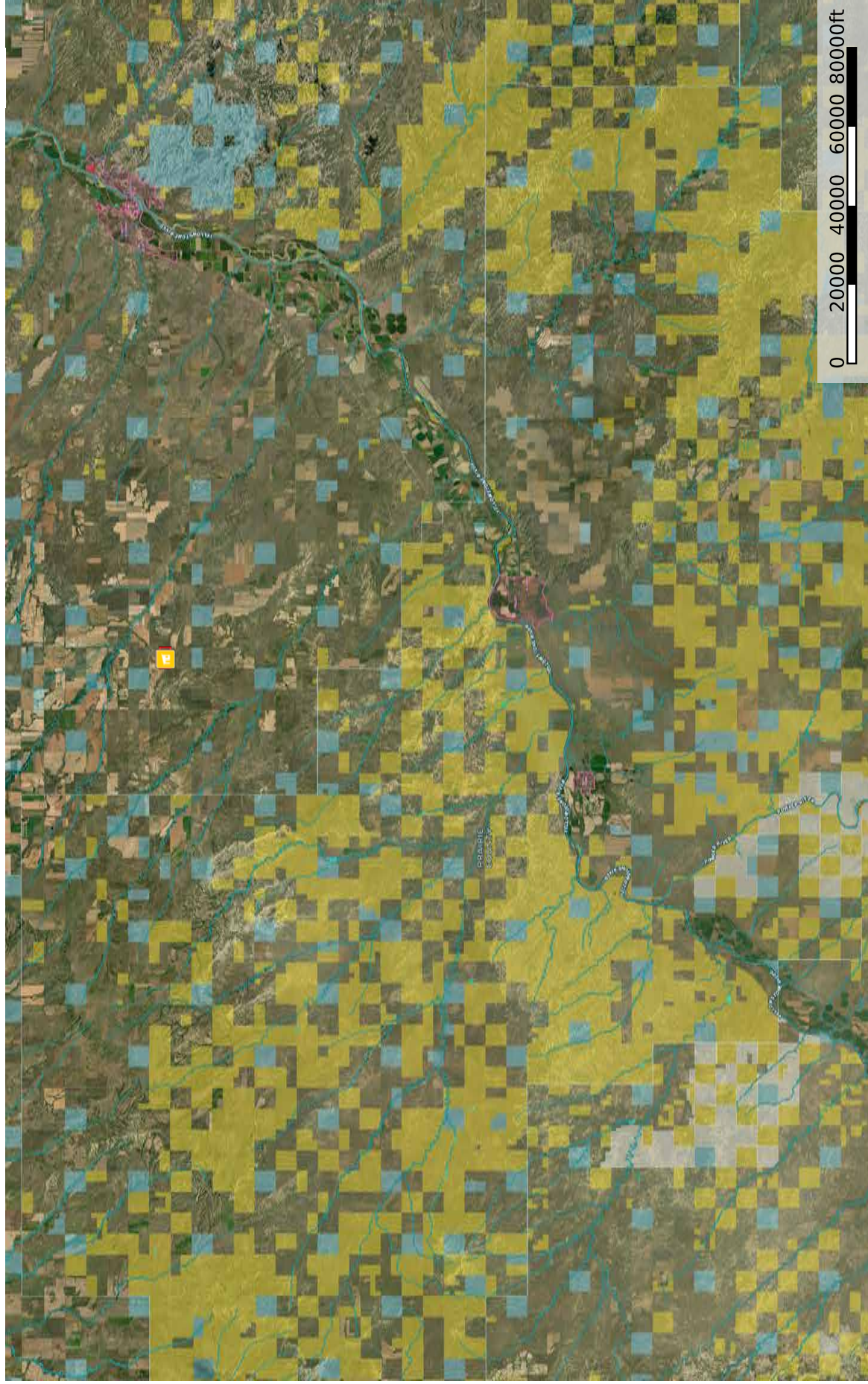
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Dawson County, Montana, 320 AC +/-



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