

## HOBBLE DIAMOND RANCH - BIG TIMBER, MONTANA



### EXECUTIVE SUMMARY

Located 12 miles east of Big Timber, running along 6 miles of the Yellowstone River and north into the foothills, the Hobble Diamond Ranch is a fully improved 1000-plus animal unit ranch. Operating on over 30,000± deeded and leased acres, the ranch boasts exceptional working improvements, 1,250± acres of irrigated cropland, extensive riparian areas along the river and thousands of acres of scenic foothill rangeland. This diversified self-contained operation also produces excess hay and grain to sell as cash crops when market conditions warrant. The owner's compound is located in the cottonwoods along the river in a very private setting. It is exquisite with a magnificent owner's home, guest cabins and bunkhouse. This offering is the complete package - balanced cattle operation, fishing, wildlife, the finest of working improvements and a tasteful owner's compound.



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**OFFERED AT \$32,000,000**

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### FACTS

- Twelve miles to Big Timber, and seventy-five miles to Billings and Bozeman via Interstate 90
- 31,208± acres (28,273± deeded, 1,335± State of Montana, 1,600± BLM)
- Over 1,260 irrigated acres with six pivots and the balance wheel-lines and flood
- Over 1,000 animal unit estimated capacity
- State-of-the-art working facilities, hired mens' residences and feed lot
- Exquisite owner's residence with five guest cabins and bunkhouse
- Over six miles of frontage on the Yellowstone River
- Exceptional whitetail deer, upland and waterfowl populations on the river bottom (State licensed wildlife preserve)
- Excellent mule deer and pronghorn antelope hunting in the foothills
- Extensive and valuable water rights and water resources for recreation and agriculture
- SUMMARY – This ranch is the complete package in the perfect Montana location

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