



LOWER YELLOWSTONE RANCH | SIDNEY, MONTANA | \$2,200,000



EXECUTIVE SUMMARY

The Lower Yellowstone Ranch is located within five miles of Sidney, Montana. The ranch consists of 2,685± deeded acres of ruggedly beautiful land that exemplifies what makes eastern Montana special. While the ranch doesn't have a traditional set of headquarters, it's ideally sited where it can be utilized as a part of a larger operation or as a stand-alone seasonal grazing unit. Being situated adjacent to State Highway 23 is very convenient, as are the several miles of oilfield access roads that traverse part of the ranch. The ranch has a varied topography that provides grazing, habitat, and beauty in a single package in a well-situated location.



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JUST THE FACTS

- 2,685± deeded acres
- Mule deer and upland bird hunting
- Four reservoirs, two conventional wells, and one artesian well
- Five miles east of Sidney

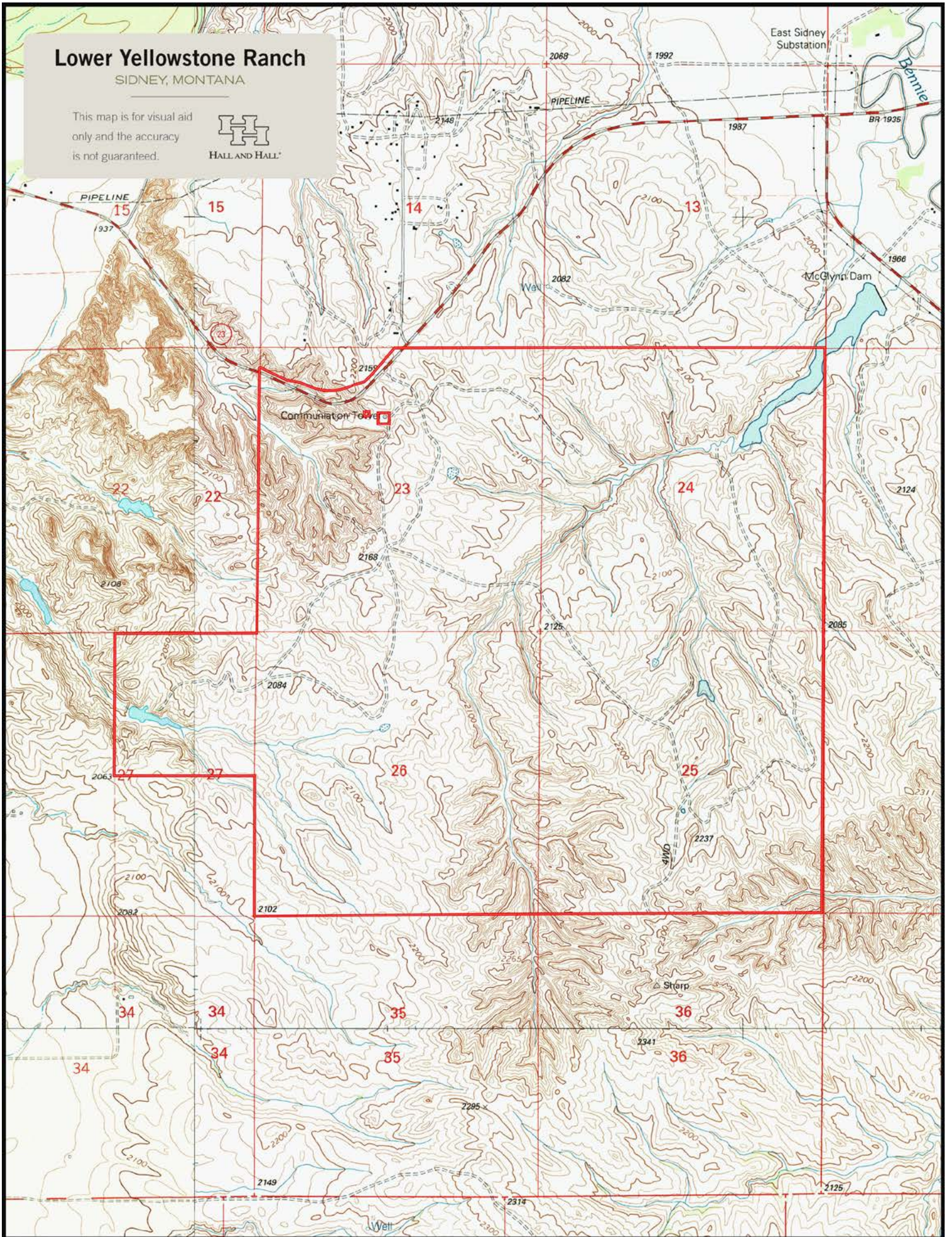


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Lower Yellowstone Ranch

SIDNEY, MONTANA

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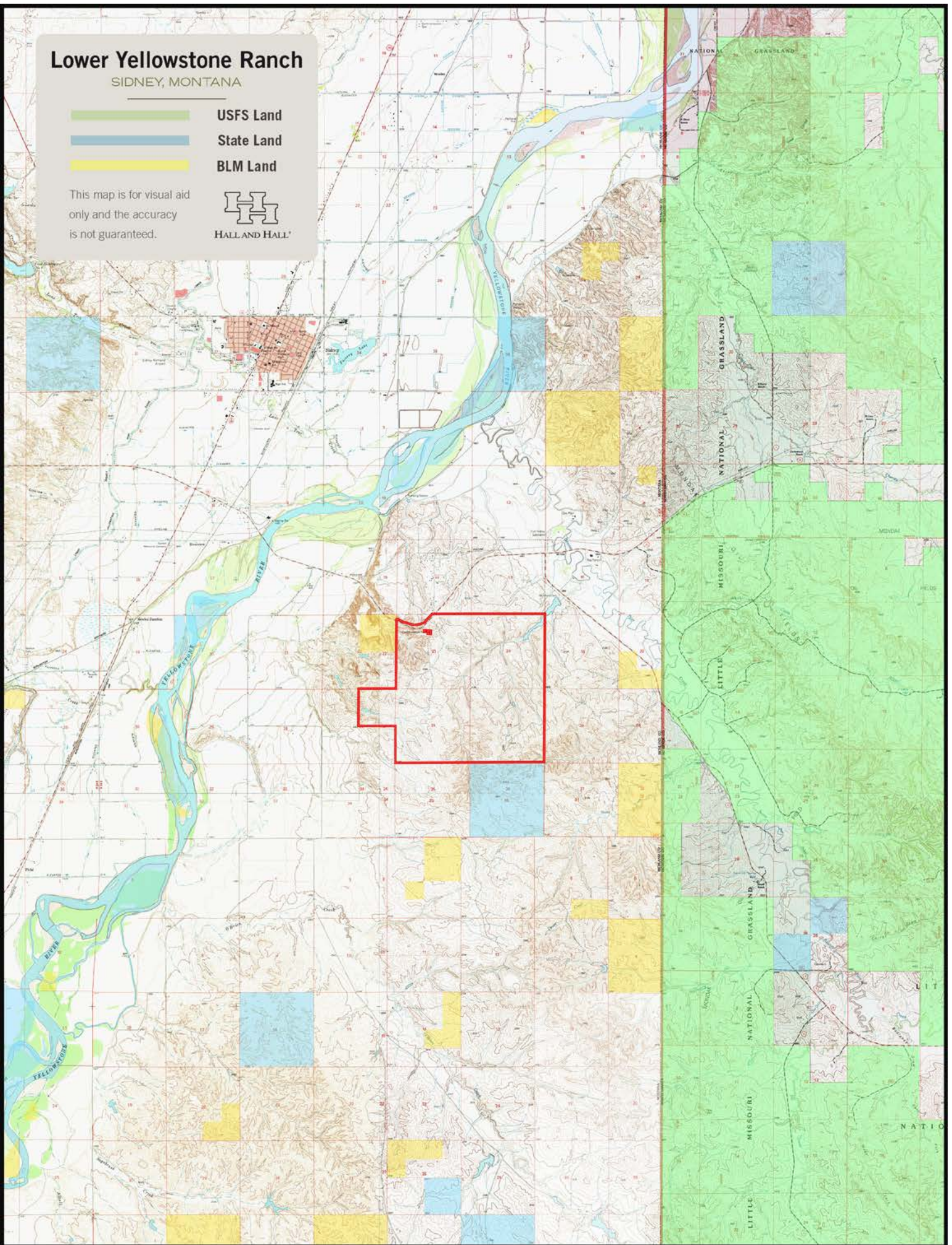


Lower Yellowstone Ranch

SIDNEY, MONTANA

-  USFS Land
-  State Land
-  BLM Land

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