

## **J & L CATTLE COMPANY, BLACKFOOT, MONTANA**

LOCATION: The J & L Cattle Company is situated in a good rainfall and production area of Glacier County, approximately 30 miles northwest of Cut Bank, Montana. Access is via 24 miles west of Cut Bank, on U.S. Highway #2 to Blackfoot, then traveling north 4½ miles north on the Blackfoot Cutoff Road and 1 mile west to the eastern edge of the deeded acreage of the home unit.



Cut Bank is situated in North Central Montana and is the county seat for Glacier County. Uniquely nestled within view of where Montana's rolling wheat fields and plains meet the Majesty of the Rocky Mountains and Glacier National Park as their backdrop. Cut Bank has a population of 3,500 residents and has all the services one would expect, but still have the small town feeling.

Cut Bank and the surrounding wheat fields are part of what is referred to as the Golden Triangle, some of Montana's premier farmland. For more information about Montana, visit [www.visitmt.com](http://www.visitmt.com) and for Cut Bank and surrounding area [www.cutbankchamber.com](http://www.cutbankchamber.com)

ACREAGE: J & L Cattle Company comprises 1957.04 deeded acres all in one block with 539.53 leased acres scattered among the deeded acreage of the home unit. The following is a breakdown of the J & L Cattle Company acreage:



HOME UNIT: DEEDED ACREAGE

Dry Crop 171.31 acres

CRP 505.70 acres

Hay land 461.29 acres

Pasture 818.74 acres

Total Deeded Acres 1957.04



HOME UNIT: LEASED ACREAGE

Pivot Irrigated Alfalfa 135.00 acres

Dry Cropland 28.68 acres

Dry Land Hay 161.92 acres

Pasture 194.165 acres

Total Leased Acres 519.765 acres

The 519.765 leased acres has a lease cost of \$5,275.66 per year.



F.S.A.

INFORMATION: DEEDED ACREAGE ON THE HOME RANCH BASE & ASSIGNED YIELDS

Wheat Base 544.10 acres Assigned Yield 40 bushels

Barley Base 63.30 acres Assigned Yield 42 bushels

LEASED ACREAGE ON THE HOME RANCH

Wheat Base 299.70 acres Assigned Yield 40 bushels

Barley Base 25.60 acres Assigned Yield 42 bushels

CONSERVATION RESERVE PROGRAM (CRP)

There is a total of 505.70 acres bid into the Conservation Reserve Program (CRP) having an annual payment of \$13,530. The following is a breakdown of the CRP Contracts:



ACRES RENTAL RATE PER ACRE CONTRACT EXPIRES

87.10 acres	\$38.18	2012
220.30 acres	\$24.50	2017
113.10 acres	\$25.20	2017
85.20 acres	\$22.98	2017

PRODUCTION: J & L Cattle Company is a highly productive ranch unit. Cut Bank Creek and other tributary's of Cut Bank Creek flow through the ranch property interspersed with brush and beaver dams, creating higher water tables that provide sub-irrigation naturally. The hay meadows soils are mostly bottom land loams with good production capabilities. Brush is found along Cut Bank Creek and its tributaries provide excellent protective cover for wintering livestock. The tributaries are spring feed and stay open for winter time livestock water. This bottom land and meadows is well fenced and usable for livestock except during the hay growing

season. Fertilizing of the meadows has been done to optimize the hay production.



The pivot irrigated acreage amounting to 135 acres is established to a very good stand of alfalfa hay and in a typical year will produce three to four ton per acre.

Crop production of older hay meadows is broken up and cropped several years primarily into barley and then reseeded back to a grass hay mixture. Presently, this year on the home unit there is approximately 200 acres of old hay meadows that have been plowed up and are in the grain production rotation.





Dry land crop ground is usually seeded half crop and half in summer fallow. Winter Wheat is the typical crop seeded and average yield should produce between 40 to 50 bushels per acre.

**WATER RIGHTS:** Numerous water rights are filed for stock water with the Montana Department of Natural Resources and Conservation and are available upon request.



IMPROVEMENTS: The improvements are all situated in one location in Section 33, Township 34 North, Range 10 West, and breaks down as follows:

MAIN HOUSE: This is a 1995 modular home having 1876 square feet of living space on the main level, consisting of large master bedroom and bathroom with tub and separate shower. In addition there are two bedrooms and one bathroom, spacious kitchen with oak cabinets, dining area off the kitchen, enclosed porch between the home and the garage. This very comfortable home sits on a full daylight basement that is finished having two bedrooms one bathroom and a large family room with a mini bar area. An oversized attached garage having 884 square feet plus a carport having 748 square feet. This home is situated to take advantage of the outstanding views this property offers of Cut Bank Creek and Glacier National Park. This home is heated with natural gas.



SECOND HOME: This is an older home that has been updated. It is utilized for hired help and has approximately 1715 square feet with three bedrooms, two baths and large family room.

THIRD HOME: Older one bedroom on bath home having 512 square feet.

SHOP: Wood rib quonset with concrete floor and having approximately 4000 square feet. The shop is heated with natural gas and a large wood burning stove and sky lights for a well lit shop.



MACHINERY STORAGE: Two quonset building each having 5000 square feet of storage space.



**GRAIN STORAGE:** There is a total of two steel grain bins with concrete floors and air having approximately 48,000 bushels of grain storage. Two small hopper bins are also found at the bin site.



**CALVING BARN AND CORRALS:** The larger calving barn has approximately 7000 square feet and is set up with 33 jugs plus a maternity pen for calving. A separate pole frame barn is situated on the west side of the corral system is open on one side and also set up for calving with 10 jugs, comprising approximately 5,400 square feet. A very functional and well-built set of iron pipe corrals with working pens complete with a hydraulic squeeze chute, Power River tub system and livestock scale compliment the calving barns and provide for efficient handling of cattle and loading of cattle trucks. Water is via a drilled well producing 20 gallons per minute and piped throughout the corral system.





AIR STRIP: A grass landing strip for air planes is situated on the property.

RECREATION: J & L Cattle Company is a very well watered ranch having three miles of Cut Bank Creek flowing through the ranch along with three other tributaries of Cut Bank Creek. Good fishing is to be found along the creek and the tributaries through the property. The headwaters of Cut Bank Creek are among the ice-scoured peaks of Glacier National Park and flows east from the Park.



Glacier National Park is only a short 15 air miles to the west of the ranch. Glacier is a land of mountain ranges carved by prehistoric ice rivers. It features alpine meadows, deep forests, waterfalls, glistening glaciers and sparkling lakes. The vistas seen from Going-To-The-Sun Road are breathtaking, a photographers paradise. Glacier National Park has been labeled as "The Crown Jewel of the Continent." More information about Glacier Park can be accessed from their web page at [www.nps.gov/glac/home.htm](http://www.nps.gov/glac/home.htm)

The area around Cut Bank and Browning is rich with opportunities for those seeking true western adventure. With Glacier National Park as their backdrop, it's no exaggeration to say Cut Bank is in the center of the absolute best in outdoor recreation. World-class fishing, trophy big game hunting, abundant pheasant and upland bird hunting, hiking, mountain biking, snowmobiling, cross country skiing, snowshoeing, camping and much more. With the grandeur and beauty of some of the premier pristine outdoor areas in the country within sight, the areas surrounding Cut Bank and Browning offer you a truly unforgettable experience. For more information on fishing and hunting to Montana Fish, Wildlife & Parks web site at <http://fwp.state.mt.us>



HISTORICAL: The first white men to the Cut bank area arrived over 200 years ago. On July 22-26, 1806, Capt. Meriwether Lewis and three companions, George Drewyer, Joseph Fields and Reuben Fields camped for three days along Cut Bank Creek approximately 5 miles east of the J & L Cattle Company. Lewis called this Camp Disappointment, the northernmost campsite of the Lewis and Clark Expedition. They were exploring the headwaters of the Marias River, hoping to be able to report to President Jefferson the headwaters arose north of 49th parallel, thus extending the boundaries of the newly acquired Louisiana Purchase. Lewis could see from here that the river arose to the west rather than to the north, as he had hoped. Disheartened by this discovery, the cold rainy weather and shortage of game Lewis named this farthest point north Camp Disappointment. For more information on Camp Disappointment and the Lewis and Clark Expedition through Montana go to [www.nps.gov/history/nr/travel/lewisandclark/dis.htm](http://www.nps.gov/history/nr/travel/lewisandclark/dis.htm)

TAXES: 2010 Real Estate Taxes are approximately \$13,862.

PRICE: \$1,595,000 Cash



BROKERS COMMENTS: The J & L Cattle Company comprising 2,497 total deeded and leased acres all in one block and having over 3 miles of Cut Bank Creek plus unnamed tributaries forming high water tables that provide natural sub-irrigation for the productive hay meadows. Excellent set of improvements, calving barns and pipe corral system are located on the property. This is a very production diversified cattle and grain operation all in one manageable block with Glacier National Park as your backdrop.

**DISCLOSURE:**

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CLICK ON THE FOLLOWING LINK FOR MORE PICTURES AND MAPS

**[LOCATOR MAP](#)**

**[RANCH TOPOGRAPHIC MAP](#)**

**[FSA HOME UNIT MAP](#)**

FOR MORE INFORMATION: **E-MAIL CHARLIE WHITE** =  406-727-4445 (Home) 406-799-0406 (Cell)

FOR MORE INFORMATION: **E-MAIL JOE KRAFT** =  406-469-2210 (Home) 406-949-7835 (Cell)

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