

# Neal Ranch

\$ 2,475,000



Lodge Grass, MT 59050

- » Beds: 7 | Baths: 3 Full
- » MLS #: 314703
- » Farm/Ranch | 2,100 ft<sup>2</sup> | Lot: 1146 acres
- » Beautiful Ranch Property with Little Bighorn River & Great Irrigation Rights!
- » Tremendous Views of the Wolf and Bighorn Mountains!
- » More Info: [NealRanch.IsForSale.com](http://NealRanch.IsForSale.com)



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**Beautiful ranch property on the Little Bighorn River with amazing views of the Wolf and Bighorn Mountains! Set up to sustain over 200+ animal units with 1,146 deeded acres and 3,396 leased acres. There are currently approximately 170 acres Pivot Irrigated!**

**The improvements include the ranch house, bunkhouse, corrals, fenced & cross fenced, second home site with power & septic in place, feedlot, equipment sheds, heated shop, grain bins, and numerous other storage buildings. The majority of this ranch is located in the Little Big Horn River Valley and has miles of the river flowing through it! The majority of the water rights for the property date back to the Fort Laramie Treaty of 1863 and have been through the adjudication process! The property has rights to irrigate approximately 432 acres. The property has 4 producing wells on it and one of them services a pipeline that supplies irrigation water and fills a reservoir. The improvements include**

