

Nansel Ranch Forsyth, MT



Bill Bahny
&
Associates

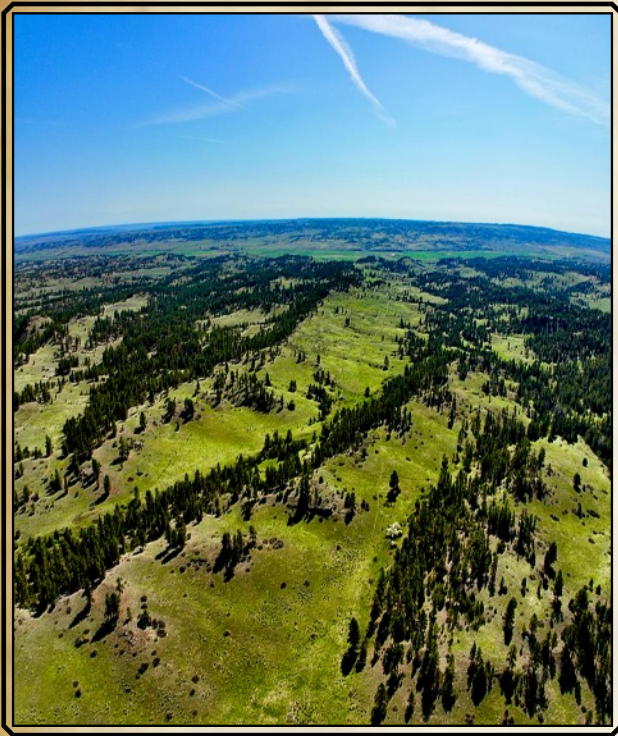


Brokers of Pristine Property

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Nansel Ranch



Just a few minutes south of Forsyth, MT, and 1 ½ hours east of Billings, MT lies 15,345 deeded acres, 1,196 BLM lease, and 640 acres of State lease for a total of 17, 181 all in one contiguous block. Montana Hwy 39 runs south through part of the ranch giving great paved access to the headquarters. The road and trail network throughout the ranch allows for easy game retrieval and superior fun for the ATV-UTV recreation. The terrain on this ranch separates itself from anything else on the market. Big mature pine and cottonwood trees along with shrubs cover the ridges and draws creating superior habitat cover for all species of game. Open meadows and hayfields provide ample forage for wildlife and

cattle. The 3 major creek drainages are another major advantage to the ranch outside the numerous wells and water tanks. Armells creek is around 5 miles long, Cottonwood Creek runs for about 2 miles and Corral Creek drainage is about 4 miles. Along with the 3 creek drainages, there are 18 wells with water rights, some powered by solar, wind, and electricity. In addition to the wells, there are 10 springs and 11 reservoirs with water rights. 637 acres of sub-irrigated land, with water rights filed on, plus other water rights fillings that irrigate some of the 400 acres of hay. The hay ground produces about up to 3 tons to the acre with more acres to plant crops. A complete list of water abstracts is available.

The ranch has been leased out for the past 10 years for pasture to a local rancher and there could be an opportunity to extend that lease if the new buyer and neighbor can negotiate something. The ranch owner represents 450 cow/calf pairs (this would be 8 months of grazing and 4 months feeding). There are 2 homes, a 1958 ranch house, and a mobile home, bunkhouse, and many other outbuildings. A nice sale barn with great set corrals with power and water is also located at the headquarters.



The Nansel Ranch is home to some of the largest bull elk and mule deer in the Western United States. There have been multiple deer taken over 200" in the past 10 years with the biggest scoring 238 4/8". This is also considered a trophy elk unit, with Rosebud County holding 4 top of the five slots in the Montana Pope and Young/Boone and Crockett record books. In 2022 there was a 354" bull elk taken on the ranch and before that a bull with 26" thirds scoring 368". It's not unlikely to harvest the majestic 400+" bull elk.

The ranch also provides habitat to many other species of wildlife including whitetail deer, antelope, black bear, turkeys, pheasants, geese, sharp-tails, and many other waterfowl and upland game birds.



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The Nansel Ranch is your opportunity to welcome friends and family over for an adventure and recreation.

This is one of the few ranches this size, all contiguous, with such varied terrain for sale in Montana.



Priced at \$17,850,000.00

Call Tyler Mullaney at 406-491-3756





