



Milk River Farm

VALLEY COUNTY, MONTANA

LIVE WATER
P R O P E R T I E S



Hunting | Ranching | Fly Fishing | Conservation

Milk River Farm

Valley County, Montana

520 Acres | Listed at \$1,950,000



Contact

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Situated in the northeastern Hi-Line region of Montana, approximately 20-minutes southeast of Glasgow, the Milk River Farm combines solid agricultural production features with excellent hunting and fishing opportunities in one of the most renowned outdoor sporting areas of the state. Consisting of ± 520 deeded acres of irrigated and dryland crop ground, pasture, and river bottom riparian habitat, the property is home to Whitetail and Mule deer, pheasant, Hungarian partridge, Sharptail grouse, turkey, and various waterfowl species. The acreage is surrounded by productive agricultural operations, and the neighborhood is sparsely populated in a rural setting. The property borders the Milk River for approximately ± 1 mile. Upland bird habitat on the acreage is good, as portions of the farm have been managed with an emphasis on building the resident pheasant population. Buildings on the property are minimal, providing the new owner a blank canvas to build a residence or seasonal hunting camp, however investment into the irrigation infrastructure has been substantial. The property is relatively close to town, yet far enough out in the country to enjoy privacy. The Milk River Farm represents an attractive land purchase opportunity for an agricultural operator or viable land investment with farm lease options for the recreational buyer.







Acreage

At an elevation ranging from 2,040' to 2,080', the Milk River River Farm consists of 520± deeded acres lying adjacent to and south of the Milk River. The property lies in three contiguous parcels. USDA Farm Services Agency records show 400.85 acres of crop, 118.91 native range and a 1-acre improvement site, for a total of 520.76 acres

The cropland is irrigated by 3 Valley center pivots utilizing one variable flow pump, with water taken out of a main canal as well as a secondary ditch that runs through the center of the property. Additionally, there is flood/spreader dike irrigation, and buried pipe with risers on a couple of fields, as well as a little dryland crop ground along the river. The pivot infrastructure is 3 years old, and an investment close to \$520,000 has been made between the 3 pivots, pump, half-mile three phase buried power lines, and laser leveling on a few of the fields. Irrigation water is sourced from the Milk River via the Glasgow Irrigation District (GID). Calls for irrigation water typically start by mid-May. The annual water cost is assessed with the real estate taxes, and the cost in 2022, was \$13,764.44. Last year (2022), crops grown on the property included alfalfa, wheat, peas, millet, corn and soybeans. For 2023, crops seeded include corn, spring wheat, alfalfa, oat hay and peas. The alfalfa stands range in age from new in 2023, to about 4 years old, and yields typically run approximately 4 ton/acre on 2 cuttings. Yields on the irrigated wheat can run as high as 100 bushel/acre, 200 bushel/acre on the corn, and 3 tons/acre on the oat hay. The yield on roughly 45± acres of dryland peas is about 30 bushel/acre. Records show 110 frost-free days for the area and annual average precipitation ranging from 12"-14". The acreage is mostly perimeter fenced, however condition is only fair; there are no cross fences. The property is subject to an agricultural farm lease for 2023, and the current lessee would be receptive to discussing a continuation of this arrangement with a new owner. There is no livestock grazing on the farm.

The only structure on the property is a 2004, 40'x80' Quonset building with concrete floor. There is power run to the building. Cellular phone service in the area is good, and the telephone landline provider is Nemont. The 3-phase power provider for the pivots is NorVal Electric.



Area

The Hi-Line region of northeastern Montana is synonymous with huge, sprawling plains country and endless vistas, contrasting landscapes, agriculture, historical richness, premier recreational opportunities, and friendly people. The area displays varying geography: productive irrigated river valleys, timbered foothill and rough breaks country, and large expanses of agricultural lands mixed with native prairie open range. First established in 1893, Valley County is the fourth largest in Montana, comprising over 5,000 square miles, and with a population density of only 1.5 people per square mile, it is one of the least populated counties in Montana. The county encompasses historic ancestral lands of Native American peoples - Nakoda, Lakota and Dakota - who hunted deer, pronghorn antelope, elk, Big Horn sheep and bison, that call this area home.

Today, agriculture is far and away the primary economic activity in the region, centered around both purebred and commercial cattle ranches, and large-scale feed crop and grain farming operations. One of the most significant geographic features in the area is gigantic Fort Peck Reservoir, a major impoundment on the Missouri River. Spanning 134 miles long and comprising 1,520 miles of shoreline, the reservoir constitutes the largest water body in Montana, and is the largest earth-filled dam in the world. The dam was completed in 1940, and the reservoir is surrounded by the massive Charles M. Russel Wildlife Refuge, offering vast amounts of public lands to pursue recreational activities. The Milk and Missouri Rivers constitute the major drainages in the area.

Glasgow, the largest community in the region with a population of some 3,200, is the county seat of Valley County, and the primary commerce hub for northeastern Montana. Running from west to east across the Hi-Line, Highway 2 passes through Glasgow as does the Burlington Northern Santa Fe Railroad line. Lewis and Clark passed through the Glasgow area in May, 1805. The town was established in 1887 with the coming of the Great Northern Railroad, which carried ranchers and farmers into the area to establish agricultural operations. The population grew significantly with the influx of workers involved in the construction of the Fort Peck Dam beginning in 1930, and again with the construction of the Glasgow Air Force Base during WWII. After the base closed down in 1969, the population of some 6,400 folks steadily declined to present day numbers.

Glasgow offers most shopping and service related amenities, schools, banks, specialty businesses, sporting goods stores, various lodging and dining options, museums, dental facilities and a hospital. Valley County Airport/Wokal Field, facilitates commercial air service to the area via Cape Air, with two daily flights to and from Billings, Montana. One FBO also caters to private aircraft.

Location

The property is located approximately 2.5 miles southwest of Nashua and 17 miles southeast east of Glasgow, Montana. Access is year-round via paved and graveled county roads.





Wildlife and Hunting

Some of Montana's best hunting opportunities are found in the northeastern portion of the state. The region harbors big game species that include whitetail and mule deer, antelope, mountain lion, as well as record-class elk and Big Horn sheep. Waterfowl and upland wing shooting is also superb with the possibility of decoying ducks and geese in the morning, then hunting for Hungarian partridge, pheasant, sharptail and sage grouse in the afternoon of the same day. In addition to containing vast amounts of publicly accessible land, in the form of The State of Montana, Bureau of Land Management, state and federal wildlife refuges, and Wildlife Management Areas, this part of Montana also contains some of the highest numbers statewide, of private landowners participating in the Department of Fish Wildlife and Parks' "Block Management Program", allowing public hunters access to private land. Additionally, large areas of Native American lands in the region can be accessed for a nominal fee.

The Milk River Farm supports a varied wildlife community that includes whitetail and mule deer, pheasant, Hungarian partridge, sharptail grouse, turkey, and both resident and migratory waterfowl that utilize the adjacent Milk River. With water, cover habitat, and abundant feed found on the farm, deer and upland bird hunting opportunities are excellent. The owner purchased the property principally as a hunting retreat, with a strong emphasis given to promoting high numbers of pheasant and other upland game birds. An expert was retained to draft a professional pheasant habitat management plan to offer recommendations on how to balance crop production with wildlife habitat. There are pockets of tree and brush cover scattered throughout the farm, and along the irrigation and drain ditches are wet areas that support native grasses, cattails, kosha, and willows. The farming tenant has also been leaving cornstalk cover in the field for the pheasants, until the end of the hunting season, which has provided excellent snow protection for the birds. The right mix of habitat regimes preferred by wildlife has resulted in healthy populations of game animals and birds - particularly pheasants, which are found in strong numbers on the property.

The property lies in Montana Fish Wildlife & Parks Region 6 and specifically antelope, deer and elk Hunting District 630. For 2023, the archery season for all species opens on September 2nd, while the general rifle season for antelope opens October 7th and October 21st for elk and deer. The Montana upland bird hunting season is one of the most generous in the United States in terms of season length and bag limits. With the exception of pheasant, the general upland bird season runs from September 1 to January 1. The pheasant season runs from October 7 to January 1. Per-day bag limits are three, four and eight birds on pheasant, sharptail and huns respectively. The property lies in the Central Flyway and the waterfowl season runs from September 30th to January 4th for ducks and September 30th to January 12th for geese. Fort Peck and the nearby Missouri River are major draws for migrating waterfowl heading south from Canada, and when birds are passing through, numbers can be staggering.





An aerial photograph of a wide, winding river with a light-colored, possibly silty, water surface. The river flows from the upper left towards the lower right. The left bank is densely lined with tall, green trees and shrubs. The right bank is more open, with patches of green grass and some scattered trees. Beyond the river, the landscape consists of vast, flat agricultural fields in various shades of green and brown, stretching to a distant horizon under a bright blue sky with a few wispy clouds.

Water and Mineral Rights

The seller will convey/transfer all appurtenant mineral and water rights at closing, however the seller makes no representations or warranties concerning current status or validity of any of these rights. Independent investigation is recommended to any prospective purchaser.





Recreation

Northeastern Montana offers a bounty of recreational options. While hunting and fishing are mainstay recreational pursuits, there are many other alternatives to consider such as hiking, backpacking, camping, biking and horseback riding. Glasgow offers a golf and country club, Valley County Pioneer Museum, and the Northeast Montana Fair and Rodeo in August. There is the Fort Peck Interpretive Center and Great Plains Dinosaur Museum in Malta, MT, with various dinosaur exhibits. The 1.1 million acre Charles M. Russell Wildlife Refuge surrounding Ft. Reservoir offers myriad back roads and trail systems to explore.



Fishing Opportunities

Montana's trout streams are legendary in fishing circles, however unknown to many is the fact that the state also offers premier opportunities to pursue gamefish such as walleye, sauger, smallmouth bass, northern pike, perch, crappie and catfish. The Milk River fishery includes walleye, sauger, northern pike, and catfish. The majority of the nearby Missouri River also is home to the same species, but also supports populations of smallmouth bass, sturgeon and paddlefish. The stretch of Missouri River from the "dredge cuts", immediately below the Fort Peck Dam to a handful of miles downstream, also support a limited trout fishery that is not on most angler's radar. Trophy-sized brown, rainbow and lake trout are rumored to have been caught from these waters.

The "gem" of the region in terms of fishing opportunities is found in giant Fort Peck Reservoir. Walleye, sauger, smallmouth bass, yellow perch, crappie, northern pike and catfish varieties, as well as unique species such as paddlefish and sturgeon, are found in this world-class fishery. At certain times of the year, catching walleye over 10lbs and pike exceeding 20lbs is fairly common on 'Peck, and the deeper eastern basin of the reservoir also offers unbelievable lake trout fishing and shots at Chinook salmon. The reservoir hosts several walleye and pike tournaments from Spring through the Fall; the most notable walleye tournament being the Montana Governor's Cup in July. Fort Peck has received increased national attention over the last decade and is recognized as one of the premier spots in North America to pursue trophy-sized walleye, pike and lake trout. It is also developing into one of the finest smallmouth bass fisheries found anywhere in the world. The sheer size of the reservoir, remote geographic location, and abundant food sources, combine to create a very diverse, prolific fishery for both quantities of fish, and phenomenal numbers of trophy-class specimens. The boat ramp at Fort Peck Marina is about a 15-minute drive from the Milk River Farm.

Property Details

Valley County, Montana | 520 Acres

Listing Price: \$1,950,000

Taxes: \$17,052 in 2022

(includes \$13,764.44 G.I.D. water assessment)

SUMMARY

The Milk River Farm combines excellent sporting amenities with viable income potential for the agricultural operator or land investor. The property is distinctly rural, yet is conveniently located to several northeastern Montana communities, and is strategically situated to enjoy some of the best upland bird hunting, waterfowl shooting, plains game hunting, and warm water fishing opportunities found in Montana. The property benefits from having an excellent local agricultural tenant in place who would be interested in continuing to farm under the right circumstances, making an easy transition for a new owner. The Milk River Farm is a wonderful purchase opportunity for the avid sportsman, land investor, or agricultural operator.

IMPROVEMENTS

Cropland is irrigated by 3 Valley center pivots

Flood spreader dike irrigation

ACREAGE

±520 deeded acres lying adjacent to the Milk River

The property lies in three contiguous parcels

Elevation ranging from 2,040' to 2,080'

400.85 acres crop

118.91 acres range

1-acre improvement site

LOCATION

2.5 miles southwest of Nashau, MT

12.5 miles southeast of Glasgow, Montana

Year-round access

WILDLIFE AND HUNTING

Some of the best hunting opportunities in Montana



CONTACT

For more information please contact

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Notes:

1) This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you. 2) Offering subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee. 3) Live Water Properties LLC represents the Seller as a Seller's Agent.





Milk River Farms - Aerials Map

••Maps are for visual aid only accuracy is not guaranteed.



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Milk River Farms - Location Map

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