



Dog Creek Acreage

HILGER, MONTANA

LIVE WATER
PROPERTIES



Hunting | Ranching | Fly Fishing | Conservation

Dog Creek Acreage

Hilger, Montana

1,078 Acres | Listing Price: \$2,245,000



Contact

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The Dog Creek Acreage is located in central Fergus County, a scenic 20-minute drive from Lewistown, Montana. Situated in a pastoral rural setting, the property comprises a diverse $\pm 1,078$ deeded acres, that includes cropland, native range, and creek riparian habitat. Two spring creeks meander through the property flowing into two small reservoirs. The property supports a varied wildlife community that includes mule deer, antelope, pheasant, Hungarian partridge, sharptail grouse, and occasional waterfowl. The ranch controls stock water rights and the tilled acreage is seeded to wildlife attracting crops. There are minimal improvements on the property, but there are choice building sites to appreciate the views of the North Moccasin and Judith Mountains, as well as spectacular Montana sunrise and sunsets. A portion of the property shares common boundary with State of Montana land. The surrounding area is one of the most sporting-oriented locations in Montana, renowned for a number of mixed species fisheries and world-class hunting options for upland birds, waterfowl, and big game.



Acreage

At elevations ranging from $\pm 3,750'$ to $\pm 4,000'$, the Dog Creek Acreage consists of $\pm 1,078$ total deeded acres lying in two parcels referred to as the “Swindell Place” and “Salt Creek Pasture”, which are situated approximately two miles apart. The acreage comprises an open landscape of grass pasture land, dry crop ground and creek riparian. In addition to providing an income stream, crops grown on the property are attractive to big game and upland game birds. From various points on the property, panoramic views can be seen of the North Moccasin and Judith Mountains, and neighboring ownership is larger farm and ranch holdings. Multiple water rights have been filed on the property with one priority date as early as 1880, and the average annual precipitation for the area is estimated at 16”-17”.

The northerly Swindell Place comprises approximately ± 803 deeded acres of which some ± 370 acres are tillable acres, with the balance being pasture. Dryland crops for 2023 are a mix of alfalfa, sainfoin, crested wheat and spring wheat. The owner has developed water resources for livestock, including springs, one well with stock tank, and a ± 4 acre reservoir. Dog Creek meanders through this portion of the property for approximately ± 2 miles. The property is perimeter and cross-fenced and typically 25 pair of cattle will rotationally graze the pasture ground over a five month period. The Swindell Place also borders State of Montana land on two sides, including a landlocked section.

The Salt Creek Acreage contains approximately ± 275 acres, of which ± 105 acres are in dry-lands alfalfa, and the balance is wild hay, grass pasture and riparian area. There are two springs on the property and a small stock water impoundment wetland area. Depending on the year, one to two cuttings are taken on the hay, with average yields at ± 2 ton/acre, then aftermath grazing in the fall. The property has mixed elevation, with choice building sites on the higher points, offering panoramic views of the surrounding country.





Water & Mineral Rights

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



Great Falls, Montana

Location

The Dog Creek Acreage enjoys year-round highway access and is located approximately ± 20 miles north of Lewistown, Montana, via State Highways 191 and 236. The closest major cities are Great Falls and Billings ± 126 miles and ± 146 miles respectively from the property. While Lewistown does have a jet-capable general aviation airport with 3 paved runways from 4,100' to 6,100', there currently is no commercial air service available. A full service FBO and hanger facilities are available for private aircraft. The closet commercial air service to Lewistown is in Great Falls and Billings.



Billings, Montana



Recreation

Central Montana offers a bounty of recreational opportunities. The area is blessed with millions of acres of mountains and forests, river riparian ecosystems, vast expanses of prairie and plains, and a wildlife community that in terms of density and variety, is arguably unmatched. Large portions of land in the region are designated National Forest, State of Montana and Bureau of Land Management, and are open to public use. Aside from fishing and hunting, opportunities for hiking, camping, biking, boating, horseback riding and wildlife photography can be found in any direction. The region also boasts several historical sites, wildlife refuges and wild and scenic areas worth exploring.



Nearby Live Water

The Lewistown area is a transition zone where opportunities for cold water and warm water fish species overlap. Trout can be found in most of the surrounding mountain tributary creeks, as well as several lakes, reservoirs and ponds, the upper Judith River, Warm Spring Creek and Big Spring Creek. Big Spring Creek, a tributary of the Judith River, originates about six miles south of Lewistown and is recognized as the third largest freshwater spring in the world with a flow of 50,000 to 64,000 gallons/minute. Several public fishing access sites along ± 30 miles of creek allow anglers to pursue rainbow and brown trout where densities are reportedly $\pm 1,500$ fish/mile in certain stretches. The middle reaches of the Judith River to its confluence with the Missouri, the Missouri River in northern Fergus County, and massive Fort Peck Reservoir - about two and a half hours from Lewistown - are renown for offering a variety of fishing opportunities for warmer water fish species. Walleye, sauger, smallmouth bass, yellow perch, northern pike and catfish, as well as unique species such as paddlefish and sturgeon, are mainstays of these fisheries. At certain times of the year, catching walleye over 10lbs and pike exceeding 20lbs is not uncommon on 'Peck', and the deeper eastern basin of the reservoir also offers world-class lake trout fishing and shots at Chinook salmon.



Hunting & Wildlife

Central Montana, and specifically the Judith Basin, is widely recognized as one of the premier upland bird locales in the state. National sporting publications consistently list the Lewistown area as one the top five upland bird wing shooting destinations in the country, and this recognition is well deserved. The combination of large-scale grain farming in the region, vast areas of preferred bird cover habitat, and climate, result in good populations of pheasant, Hungarian partridge and sharptail grouse. Sage grouse are also found in several areas. Waterfowl hunting for ducks and geese is superb, as is hunting for Merriam's turkey.

Some of Montana's best big game hunting opportunities are found in the central portion of the state. The mountains and plains comprising the region harbor all of the recognized big game species in Montana, including elk, whitetail and mule deer, antelope, black bear, mountain lion, moose, big horn sheep and rocky mountain goats. Some of the biggest elk herds in the state are found in this region.

The Dog Creek Acreage offers hunting opportunities for both upland birds and big game species. Pheasant, Hungarian partridge, sharptail grouse are attracted to the property's water resources, cropland, and adjacent cover habitat. Populations of both mule deer and antelope are also found on the property in fair numbers. The Swindell portion of the property borders State of Montana land offering additional hunting options. As well, within a short drive from the property are multiple pieces of public land - State of Montana and BLM - Montana Upland Bird Enhancement Areas, and several private properties that historically have been enrolled in the Montana Fish, Wildlife & Parks, Block Management Program, facilitating even more public hunting access on private lands.





Summary

The Dog Creek Acreage is located in a sparsely populated and high recreational-oriented region, offers great views, good water resources, a varied wildlife community, solitude and privacy, and lies within a reasonable drive to town. The agricultural component of the ranch creates a viable income stream for the producer, or for the land investor seeking lease options, while at the same time benefits and promotes the wildlife resources. Additionally, the owner will consider offers on the two units of the property separately. In terms of grazing potential, crop production and sporting amenities, the Dog Creek Acreage checks all the boxes.

Property Details

Hilger, Montana | 1,078 Acres

Listing Price: \$2,245,000

Taxes: \$12,497 in 2023

ACREAGE

± 1,078 acres

Good stock water, alfalfa, crested wheat, wheat and sainfoin.

Grazing lessee in place for '23

Both dry cropland and range pasture for agricultural operator or leasing potential

Good stock water with springs and ponds

Great upland bird opportunities, deer & antelope on property

Highly desirable part of Montana for big game and bird hunting

LOCATION

20 minutes to Lewistown, MT

Relatively close to Missouri Breaks and Missouri River

Beautiful sparsely populated rural setting in central Montana

CONTACTS

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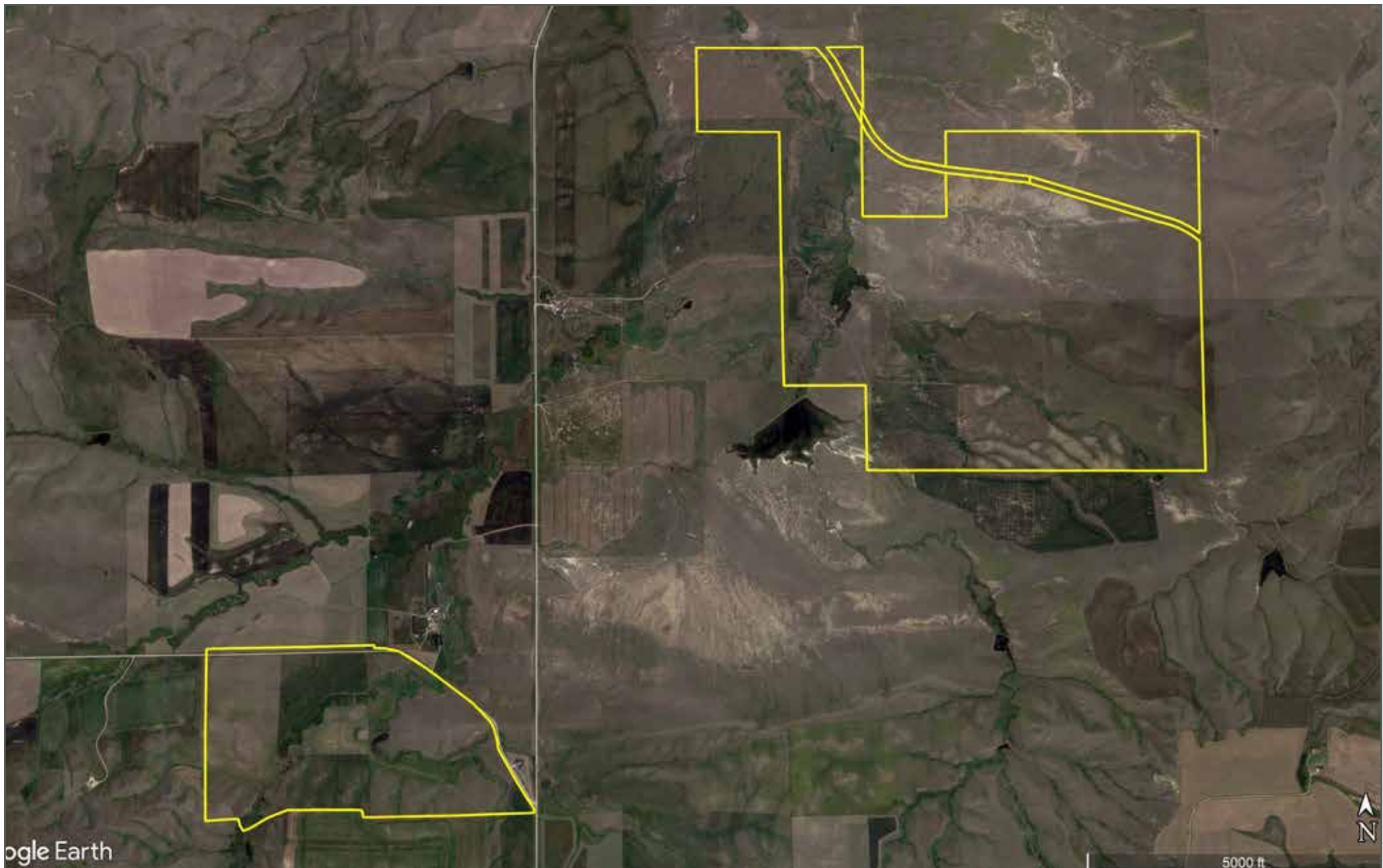
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Notes:

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.



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Dog Creek Acreage - Aerial Map

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



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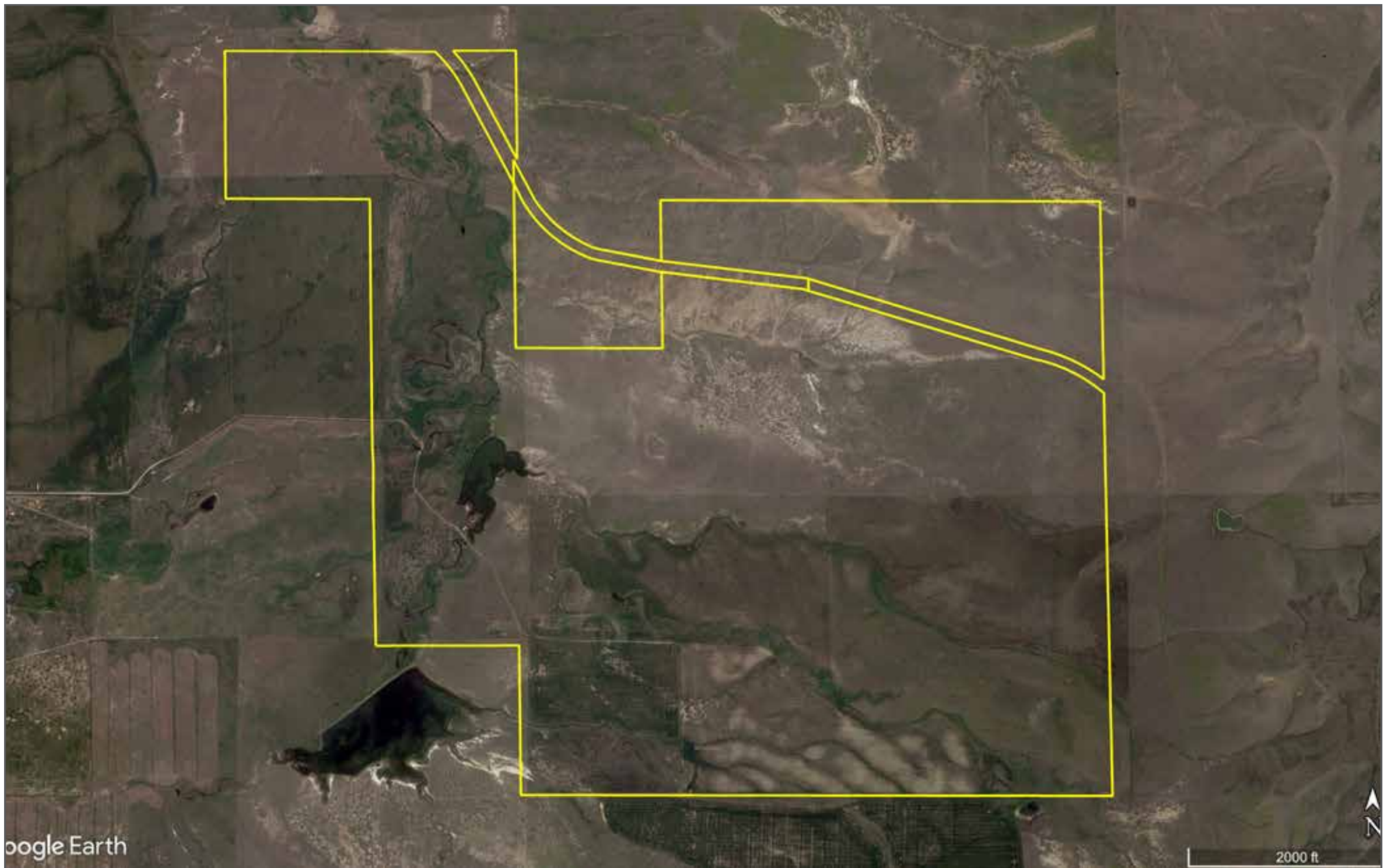
Dog Creek Acreage - Location Map

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



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Dog Creek Acreage - Parcel 1

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Dog Creek Acreage - Parcel 2

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