

Centennial Ranch

CENTENNIAL VALLEY, MONTANA

LIVE WATER
PROPERTIES



Hunting | Ranching | Fly Fishing | Conservation

Centennial Ranch

Centennial Valley, Montana

10,169.1 Total Acres | Listing Price: \$6,350,000



Centennial Ranch spans 10,169.1 total acres, comprising 3,145.2 acres of deeded land and 7,023.9 leased acres. It boasts expansive grazing terrain with quality grasses supporting up to 550 cow/calf pairs. The ranch operates a seasonal operation from June-November, and currently manages 500 cow/calf pairs during this period. Nestled along two and a half miles of the Red Rock River, the property ensures reliable water access, critical for livestock and agricultural operations.

For residential amenities, Centennial Ranch features well-equipped owner's quarters designed to comfortably accommodate the needs of ranch owners or managers. Its strategic location and substantial acreage make it an ideal investment for expanding an existing cattle operation or establishing a stand-alone ranch. With its blend of ample grazing space, abundant water resources, and suitable living arrangements, Centennial Ranch offers a promising opportunity for robust agricultural pursuits in Montana's open country setting.

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Location

The Centennial Ranch is located in the picturesque Centennial Valley of southwestern Montana, in Beaverhead County. Beaverhead County is notable as the leading county for cattle inventory in Montana as of January 1, 2023. It boasts 105,000 head of cattle. Furthermore, the county consistently ranks among the top ten counties in the United States for beef cattle production, highlighting the region's excellent grass quality and optimal temperatures conducive to this industry.

The ranch is positioned southeast of Lima and is approximately an 1.5-hour drive from Dillon, a small town with a population of 3,700 residents. Dillon serves as a local hub for services and amenities. Idaho Falls is a 2.5-hour drive south via Interstate 15, offering access to a commercial airport. Similarly, Butte, Montana, located 2.5 hours north of the ranch, also provides commercial air services.





Area Overview

The Centennial Valley is a pristine region of vast grasslands and wetlands nestled among the Centennial and Gravelly Mountains. Its unaltered beauty offers vistas free of modern infrastructure like power lines. In winter, the valley is sparsely populated, with only a handful of residents. In summer, fewer than 100 people live there, emphasizing its role as a grazing area for cattle.

West of Yellowstone National Park, the valley is crucial for wildlife migration in the Northern Rockies. Its wetlands support many bird species, including the endangered Arctic grayling in the Red Rock River. The valley is also home to grizzly bears, wolves, elk, and deer.

The Red Rock Lakes National Wildlife Refuge, covering 45,000 acres, lies at the valley's heart. It hosts 241 bird species, including the highest concentration of trumpeter swan nests in the Western U.S., and it is a significant migration route for these birds. The valley also has dense populations of peregrine falcons, ferruginous hawks, bald eagles, and osprey.

The University of Utah Taft-Nicholson Center in the valley is a research and educational hub near Lakeview. It offers field-based studies in ecology, conservation biology, and environmental science for the University of Utah community.



Leases and Permits

- The ranch is comprised of 10,169.1 total acre: 3,145.2 deeded acres and 7,023.9 leased acres
- BLM Allotments: 20707, 207708, 10696, 00763, and 30610 **Total Acres BLM Lease: 2,974.7 acres**
- State Leases: 5203, 7052, 8396, and 7049 **Total Acres State Lease: 4,049.2 acres**





Acreage

The ranch boasts a predominantly native range topography, enhanced by valuable water rights that support flood irrigation near the ranch headquarters. The Red Rock River spans over 2.5 miles through the deeded acreage, contributing to sub-irrigation that not only increases productivity but also enhances the scenic beauty of the land. Additionally, Lousy Springs, a developed pond north of the headquarters, and Brundage Creek provide crucial stock water for the cattle.

Located in the Centennial Valley, renowned for its favorable summer grazing conditions, the ranch features hard grasses that support the growth of robust fall calves, typically weighing between 625 and 650 pounds. Water resources are abundant and well-distributed across the property, with three creeks and approximately 10-12 undeveloped springs ensuring reliable access to stock water throughout the year.



Acreage (cont'd)

The ranch's infrastructure is designed for efficient cattle management, emphasizing practicality and suitability for livestock operations. Securely fenced grazing leases within the deeded acreage enable controlled and organized grazing practices.

The water management system further supports the ranch's cattle sustainability efforts. This system includes natural water sources such as creeks, undeveloped springs, and strategically positioned ponds like Lousy Springs and Brundage Creek for stock water and flood irrigation. Recently, a spring watering station was installed in the Antelope Pasture by tapping into a spring head using 3,800 feet of 2-inch poly pipe, ensuring a reliable supply of stock water.

Cattle movement between pastures is simplified by a well-designed layout that minimizes the need for trailer transportation. Instead, cattle can be easily guided through gates, facilitating efficient rotation and optimal utilization of grazing areas. This streamlined approach to livestock management is designed to be efficiently handled by a single individual, maximizing operational efficiency while reducing stress for both livestock and personnel.



Improvements

The ranch house, built in the early 1990s, offers two bedrooms and one bathroom. It's powered by a generator and includes all home comforts. Near the river's edge, there's a small barn and round pen for livestock. Additionally, there's an old homestead cabin that could be restored. There's also a large sorting facility nearby with four paddocks, alleys, and chutes for simple livestock sorting during turnout and fall return.





Conservation Easement

The ranch is protected by a conservation easement in partnership with the Nature Conservancy, a commitment established in 2010. This easement preserves the natural integrity of the land while allowing for specific provisions to support the ranch's operational needs. There is permission for one additional residence within the designated 20-acre building envelope where the current structures are situated.

Moreover, outside this building envelope, the easement permits the construction of new non-residential agricultural buildings and structures. These facilities, such as calving sheds, hay sheds, and corrals, are essential for the efficiency of the ranch as a working cattle operation. This provision ensures that necessary infrastructure can be added or improved upon as needed to sustain agricultural activities.

For those interested, a copy of the conservation easement is available upon request.



Water Rights

41A83424 Home Well Domestic Water / Stockwater

41A95477 Stockwater, 1908, Lousy Spring Creek, April 1 - December 31

41A95478 Stockwater, 1911, Lousy Spring Creek, April 1 - December 31

41A95486 Stockwater, 1908, Brundage Creek, April 1 - December 31

41A95492 Stockwater, 1911, Lousy Spring Creek, April 1 - December 31

41A95497 Stockwater, 1908, Red Rock River, April 1 - December 31

41A95485 Irrigation surface water, 1908, Brundage Creek, April 1 - December 31

41A95487 Irrigation surface water, 1908, Lousy Spring Creek, April 1 - October 31

41A95490 Irrigation surface water, 1911, Lousy Spring Creek, April 1 - December 31

*41A95491 Irrigation surface water, 1911, Lousy Spring Creek, April 1 - October 31

*41A30109804 Irrigation surface water, 1911, Lousy Spring Creek, April 1 - December 31

Maximum irrigated acres - 917





Summary

Centennial Ranch, nestled in Montana's Centennial Valley, is a pristine and expansive property renowned for its picturesque scenery and abundant wildlife. Located along the Red Rock River, the ranch offers an ideal blend of natural beauty and functional infrastructure. It features well-equipped owner's quarters and essential facilities for efficient livestock management, making it an ideal investment for those seeking a sustainable ranching opportunity in a conservation-minded environment.

Property Details

Centennial Valley, Montana | 10,169.1 Total Acres
Listing Price: \$6,350,000

ACREAGE

Total Acreage: 10,169.1 acres

(3,145.2 deeded, 7,023.9 leased)

Leases: BLM (2,974.7 acres), State (4,049.2 acres)

Water Resources include 2.5 miles of Red Rock River,
Lousy Springs, Brundage Creek, three creeks, and 10-12
undeveloped springs

IMPROVEMENTS

Ranch House: Built in early 1990s, two bedrooms, one
bathroom, and generator-powered

Small barn, round pen, old homestead cabin, large sorting
facility with paddocks, alleys, and chutes

OPERATIONS

Supports up to 550 cow/calf pairs

Currently running 500 pairs in the summer

LOCATION

1.5-hour drive from Dillon

2.5 hours from Idaho Falls and Butte

CONTACTS

For more information please contact

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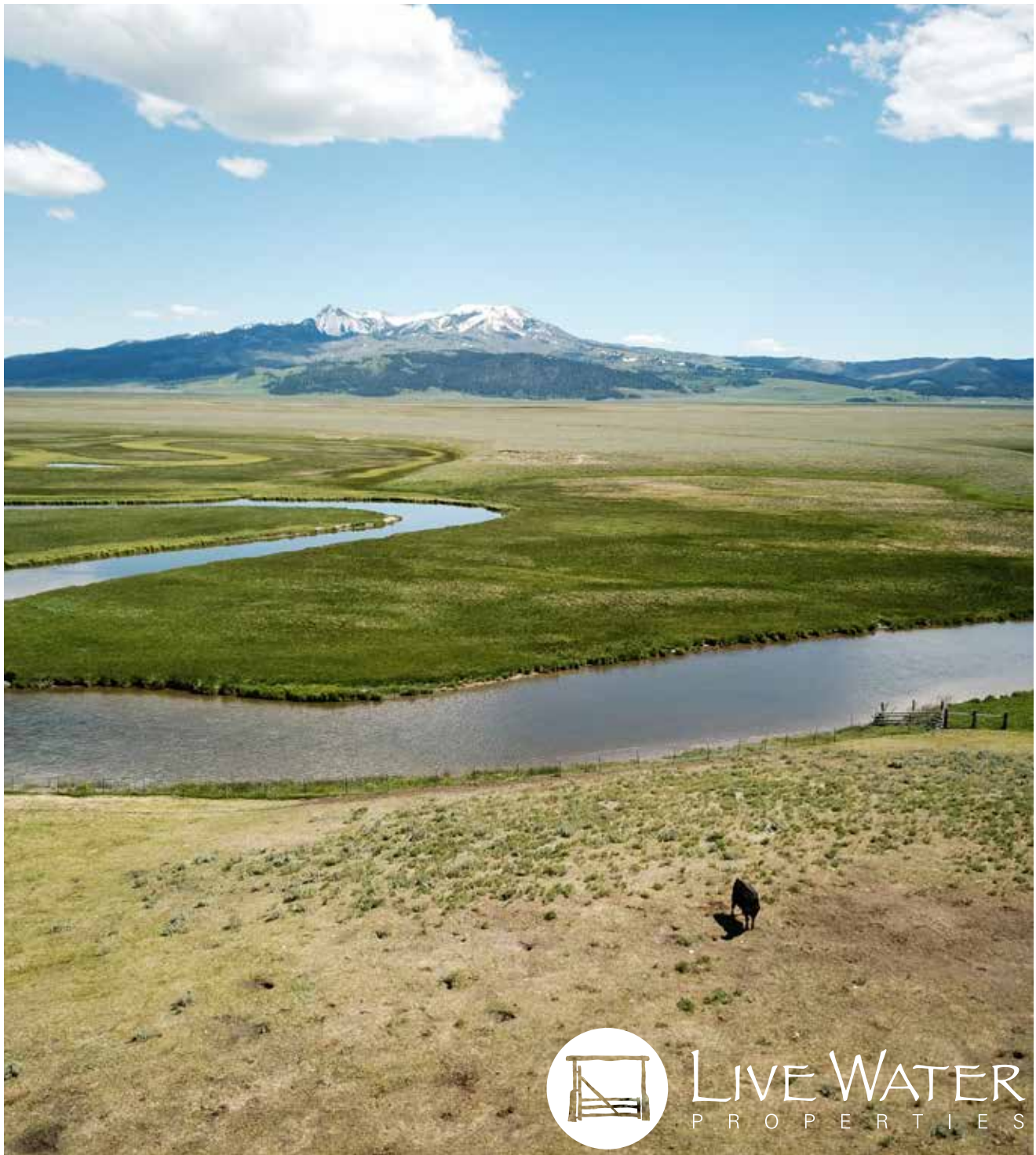
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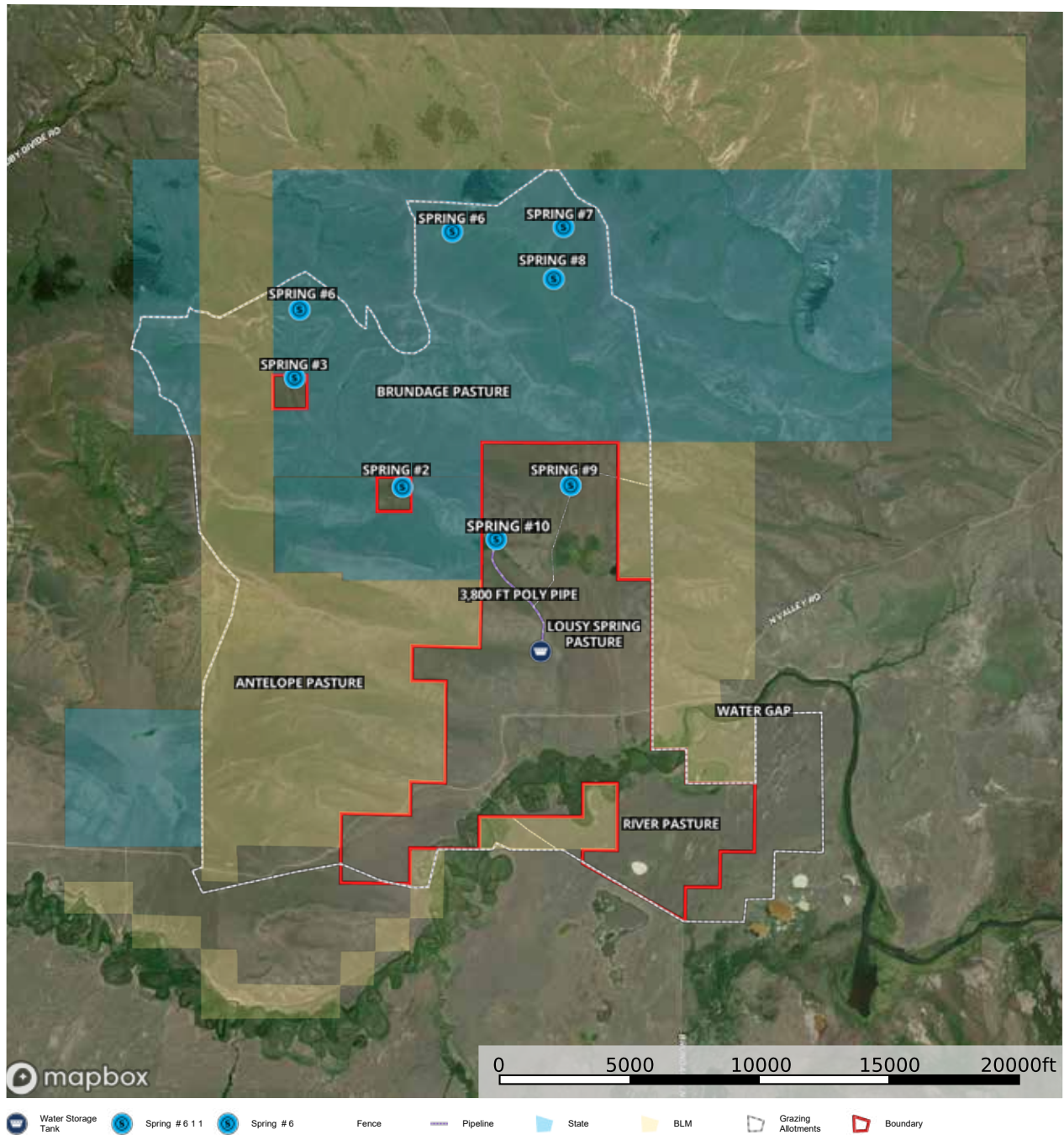
Brokers representing well-qualified prospective
buyers are welcome to enquire and are cordially
invited to contact Live Water Properties for
information regarding cooperation policies.

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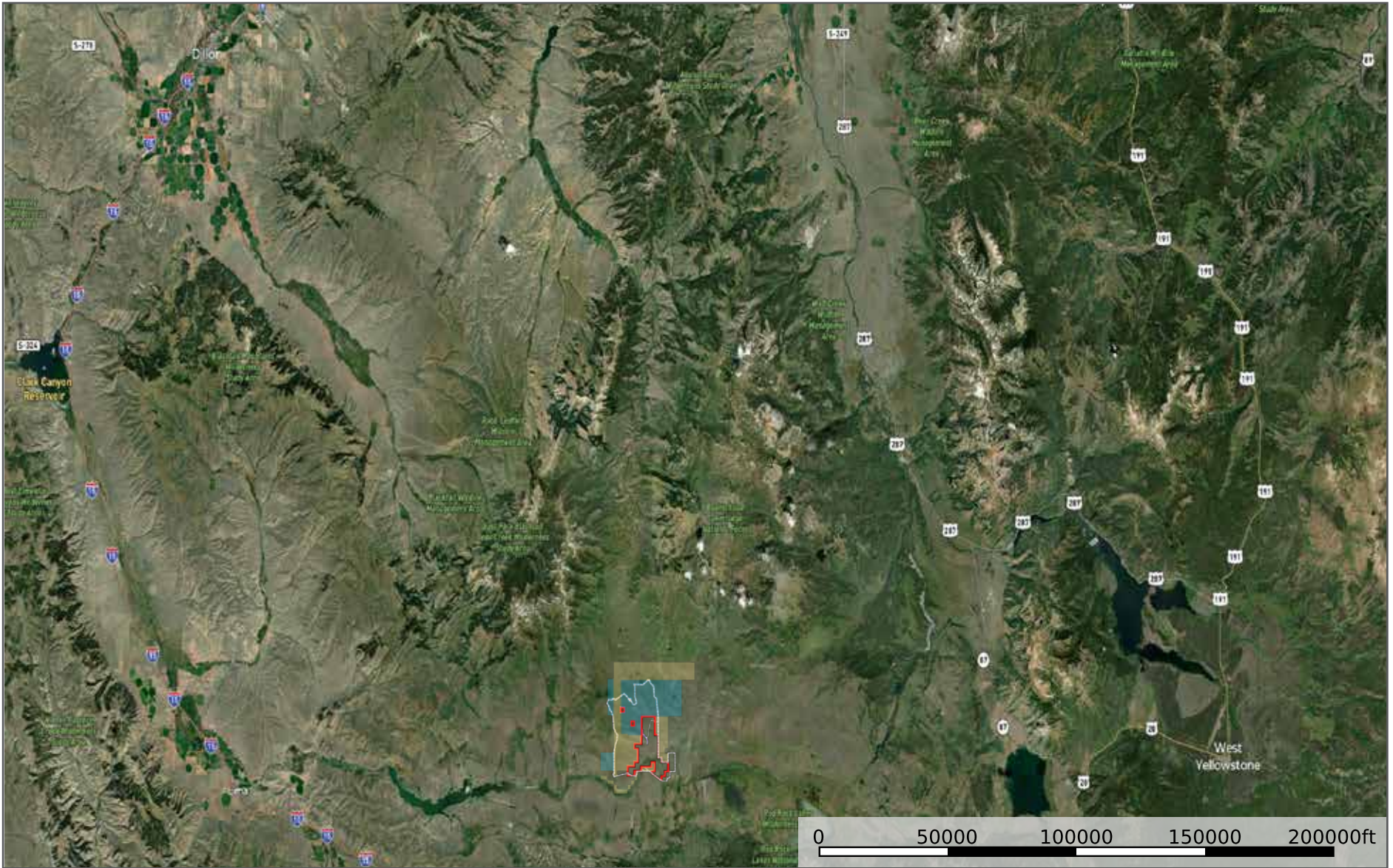


LIVE WATER
P R O P E R T I E S



Centennial Ranch - Aerial Map

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



Centennial Ranch - Location Map

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

