



The Schellin Ranch

CHINOOK, MONTANA



Hunting | Ranching | Fly Fishing | Conservation



THE SCHELLIN RANCH

Chinook, Montana

8,000 Acres | Listing Price: \$14,995,000

Located along Montana's Hi-Line, 20 miles north of Chinook, this 13,500-acre organic-certified farm and ranch offers a premier opportunity to own a large, contiguous, high-yield operation. With 8,000 deeded acres and additional State and BLM leases, the property features sweeping views of the Bear Paw Mountains and combines scenic beauty with agricultural productivity.

The farm has a strong organic production history—primarily Kamut, spring wheat, and winter wheat—yielding 40–50 bushels per acre, plus 2,500–2,800 hay bales annually. A cattle operation supports 300+ pairs from May to January.

Water sources include 11 miles of seasonal Lodge Creek, 30+ reservoirs, and three wells. Infrastructure features a farmhouse, historic 8-stall barn, large 40x70 Quonset, and a 12,000-sq-ft shop with reinforced concrete floors, four bay doors, an apartment, office, gym, and ranch-hand locker room.

Contact

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www.livewaterproperties.com

TOPOGRAPHY

The ranch features diverse and gently rolling topography that reflects the natural beauty and agricultural richness of northern Montana. The landscape transitions seamlessly between broad, open fields ideal for cultivation and native grasslands well-suited for grazing. With a mix of flat tillable ground, gentle slopes, and shallow coulees, the land supports both farming and ranching operations with ease. The varied terrain enhances water retention and pasture health, while also offering natural windbreaks and shelter for livestock. Elevation changes across the property provide sweeping panoramic views of the Bear Paw Mountains to the south and uninterrupted skies across the northern plains—making it not only productive land, but visually stunning as well.





PRODUCTION

This certified organic farm boasts a proven track record of high-yield agricultural production. Over the years, it has produced substantial volumes of organic Kamut, a specialty grain prized for its nutritional profile and premium market demand. For the 2025 season, the farm has been planted in both spring and winter wheat. Total grain yields average between 40+ bushels per acre annually across the farm's cropland. In addition to grain, the farm produces 2,500 to 2,800 bales of hay per year, supporting both internal operations and potential sales to regional buyers.

The ranching component is equally robust. The property can run up to 300+ pairs of cattle during the grazing season, which typically stretches from May through the end of January, depending on weather and forage conditions. Currently, the ranch is under a cattle lease, offering a hands-off revenue source for the next owner or a seamless continuation for those interested in livestock management.



IMPROVEMENTS

The Schellin Ranch includes a thoughtful mix of historic and modern infrastructure to support full-scale operations. The primary residence is a spacious five bedroom, two and a half bathroom ranch house offering comfortable living quarters with ample space for a family or ranch staff. Set in a quiet, scenic area of the property, the home provides a practical base of operations with the privacy and functionality required for rural living.

The original 1930s barn stands as a centerpiece of the ranch's heritage, offering eight horse stalls and a functional working chute—ideal for handling livestock while preserving the historic charm of the property.

Additional structures include a 40 x 70 Quonset, perfect for equipment and hay storage, and a recently constructed 12,000 sqft shop built in 2017. This modern facility is built on 8-inch reinforced concrete floors and features four oversized bay doors. Inside, it includes a two bedroom, one bathroom apartment, an office, a workout room, and a ranch hand locker room—designed to meet the demands of both intensive ranch work and daily living.







WILDLIFE AND HUNTING

The Ranch is not only a productive agricultural asset, but also a rich habitat for a wide variety of wildlife, offering exceptional recreational and hunting opportunities. Upland bird populations thrive on the property, including pheasants, Hungarian partridge, and sharp-tailed grouse along with waterfowl and turkey. The combination of native grasses, cropland, and coulees provide ideal cover, feed, and nesting grounds that sustain healthy bird numbers year after year. A particularly unique feature is a section of the ranch specifically managed to enhance upland bird habitat.

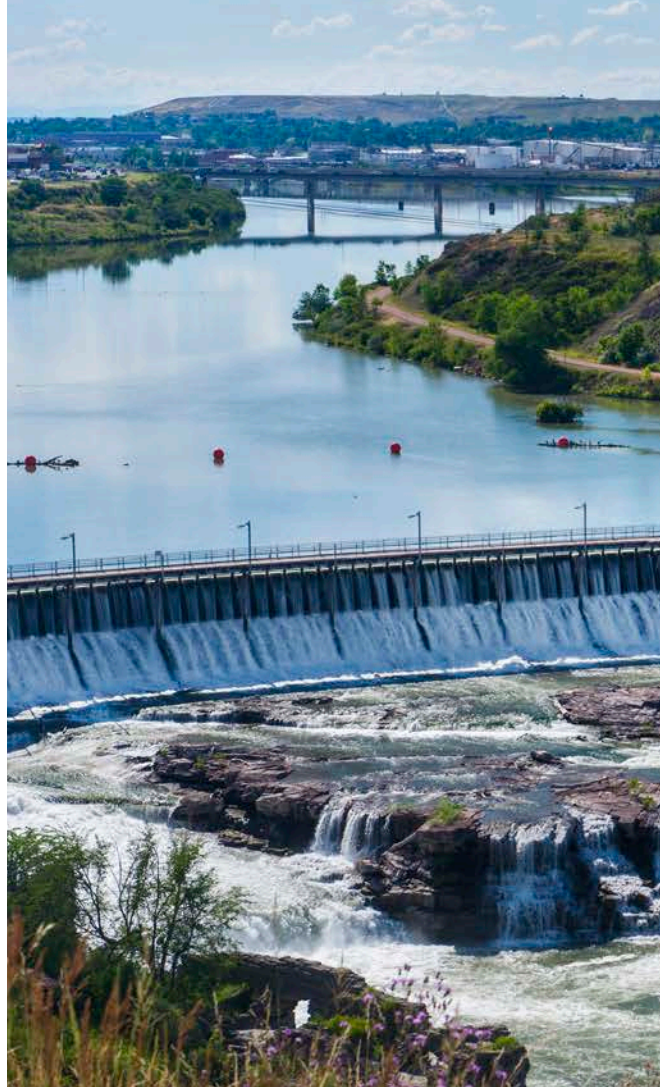
Big game is also present on the ranch, with consistent sightings of antelope, mule deer, and white-tail deer throughout the property. This area includes over a mile of creek bottom and coulee, carefully cultivated with natural cover and feed to support a strong pheasant population. For the sportsman or conservation-minded buyer, this ranch offers a rare opportunity to enjoy hunting alongside productive farming and ranching operations.



WATER AND 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 the status or validity of these rights. Due diligence on both items is recommended for any prospective buyer.





Location

The Ranch is ideally situated 20 miles north of U.S. Highway 2, between the agricultural communities of Chinook and Havre in northern Montana. It lies in the heart of the Hi-Line region, offering both seclusion and accessibility. This ranch is adjacent to the “Golden Triangle of Montana.” Despite its rural setting, the Ranch is two hours from Great Falls, which offers commercial air service via Great Falls International Airport. Whether you’re looking for a remote agricultural operation or a strategic base with regional connectivity, this location delivers both.

SUMMARY

This 13,500-contiguous-acre, certified organic farm and ranch north of Chinook, Montana, is a unique opportunity to acquire a large-scale operation with exceptional production, infrastructure, and recreational value. With 8,000 deeded acres and additional State and BLM leases, the Ranch supports diverse income streams through organic crop production, haying, and cattle grazing—with current lease income in place. Water is reliably sourced through three working wells, 30+ reservoirs, and seasonal Lodge Creek. Improvements include a historic barn, functional outbuildings, and a well-equipped 12,000 sqft shop complete with living quarters and workspaces.

In addition to its agricultural capabilities, the property offers hunting and wildlife habitat, including upland bird populations and big game such as mule deer and antelope. With proximity to Chinook, Havre, and two hours from Great Falls and its commercial airport, this operation offers the perfect balance of privacy, productivity, and accessibility. Whether you're an established producer, investor, or conservation-minded buyer, this legacy property is a standout offering in northern Montana.



THE SCHELLIN RANCH

±8,000
A C R E S

LOCATED IN BLAINE COUNTY, MONTANA

LISTED AT
\$14,995,000

13,500-ACRE ORGANIC FARM AND RANCH WITH STRONG INCOME, TOP-TIER INFRASTRUCTURE, AND PRIME RECREATION IN NORTHERN MONTANA.

IMPROVEMENTS

- 13,500 acres (8,000 deeded); mix of pasture, farmland, native grass
- 11 miles of Lodge Creek, 30+ reservoirs, 3 wells
- 2,473 sqft home; 12,000 sqft shop with apartment, office, gym
- Barn, corrals, grain bins; fenced and cross-fenced for cattle operations

LOCATION

- 20 miles north of U.S. Highway 2, near Chinook and Havre
- Located in Montana's Hi-Line region; secluded yet accessible
- About two hours from Great Falls and commercial air service
- Ideal for remote ag operation or regionally connected base



Zach Robbins

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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.

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.

BROKER INFORMATION

Experience: **January 2024 – Present**
Associate Broker, Live Water Properties, LLC (Idaho and Colorado)

2022-2024

ROVE Exchange/NAI Business Properties

2021-2022

Top Hand Realty

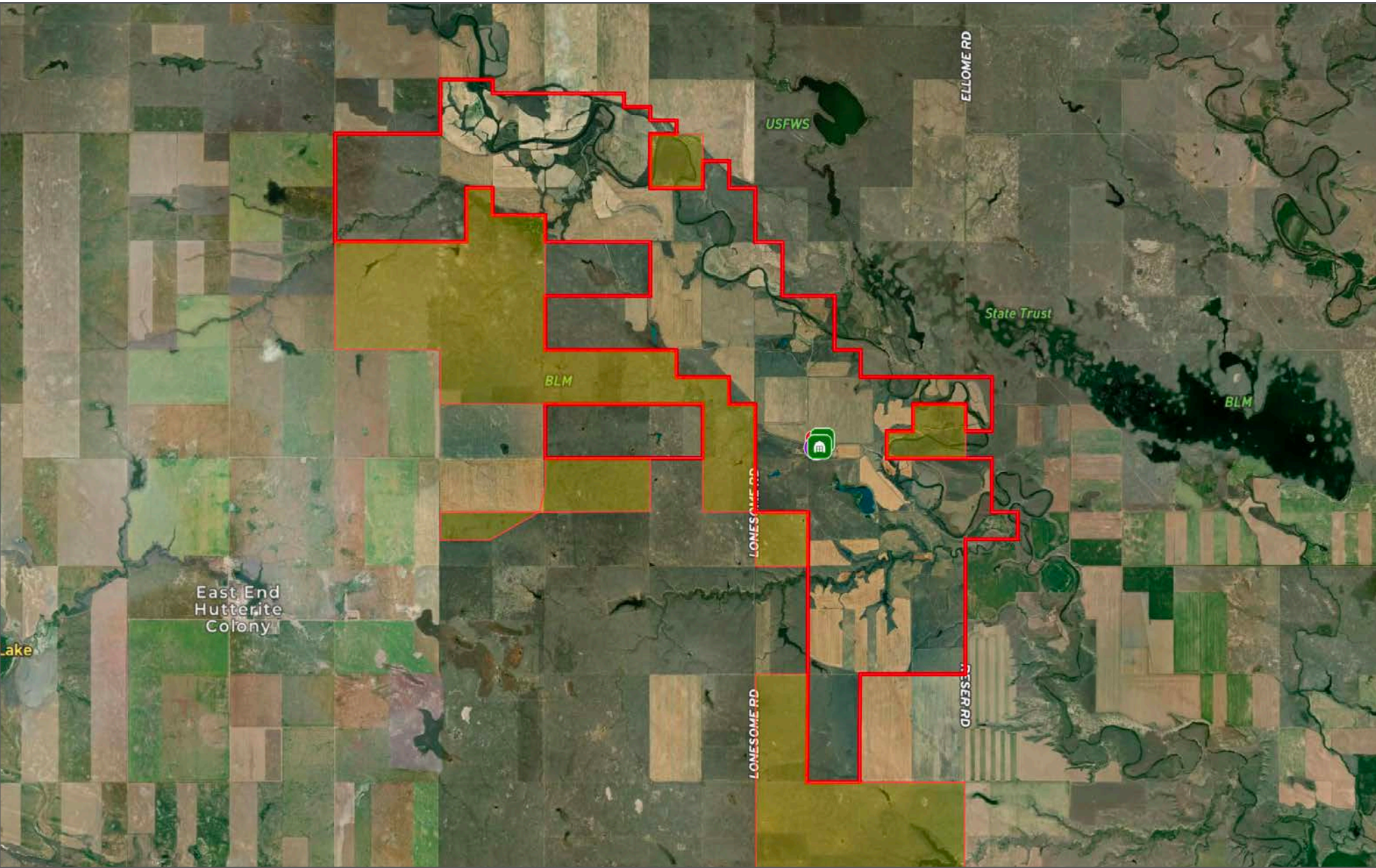
2019-2021

Allied Investment Advisors

Affiliations: Vice President Hilands Golf Course, Foundations Board Member Special K Ranch, Member of Ducks Unlimited, and Member Pheasants Forever

Education: Bachelors of Mass Communication and English, Montana State University-Billings
Master's in Education, Montana State University-Billings

Personal: After earning a Mass Communication, English, and Master's in Education degrees from Montana State University-Billings, Zach worked in education teaching at the college level, as well as the high school level, before deciding to move into the private sector. Zach worked as a financial advisor for a year and a half before making the transition to real estate. Since 2004, Zach has been brokering deals and investing in his own real estate portfolio by utilizing the 1031 exchange process, thus making it an easy conversion to real estate. Zach's professional integrity and attention to detail allow him to provide trustworthy advice and impeccable service to his clients. His focus at ROVE Exchange is working through the 1031 exchange process with Ag clients who are looking to move into commercial real estate investments.



The Schellin Ranch - Aerial Map

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



The Schellin Ranch - Location Map

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