



Z/D Ranch



## WELCOME

Welcome to the Z/D Ranch situated in south-central Montana on the beautiful Crow Indian Reservation in the foothills of the Big Horn Mountains, nestled in a beautiful valley setting with Lodge Grass Creek running through approximately 2 miles and Johnny Creek running through one mile of the ranch.

Between Sheridan, Wyoming and Billings, Montana. About 45 minutes from Ft. Smith, Montana. which is located on the world-famous Big Horn River.

The photography you see herein, along with the accompanying website will not compare to touring this ranch in person. Even for those who grew up in this area, nothing will compare to touring the culturally rich Lodge Grass area.

This area is significant as it is near the site of the Battle of the Little Big Horn (Custer's Last Stand) and is central to the Crow Nation which never took up arms against the United States Government.

With rich soils and reliable precipitation, the fertile and productive lands along Lodge Grass Creek are said to be some of the finest and most beautiful ranch land in the western United States.

Finally, as you work with us here at Century 21 BHI Realty Inc., we will do everything we can for you, including our finest responsibility, which we see as ...

“Making sure living here feels right”





Wild Plum Tree





## LOCATION

The Z/D Ranch is accessed by Interstate I-90 at Lodge Grass, Montana. Paved County road 463, leads directly to the ranch 13 miles west of the Interstate. Sheridan, Wyoming is approximately one hour to the south and is one of Wyoming's most desirable communities. Recently selected #1 town in the West by "True West Magazine" and offering a down-to-earth atmosphere.

Sheridan has an airport offering three flights a day to Denver, Colorado with Great Lakes Aviation and Big Horn offers private and air charter service options. We feel it's important for you to know the ranch will feel both private and quiet, but by no means isolated.

Still essentially undiscovered, the Sheridan area offers a rare blend of classic cowboy culture, with a surprising touch of sophistication. You will find it to be a rich and diverse community with a permeating sense of philanthropy.

It is a place where everyone is his or her very own – yet anyone who longs for true community will find it if they reach out.

Sheridan is so multi-faceted no list of traits would suffice. In short, however, newcomers will find plenty of recreational opportunities, arts & entertainment, golf courses, and world-class polo. Many other interesting museums, stores and historical sites can be found in the area as well.

Billings about 90 minutes to the north on Interstate I-90 is the hub of Montana and its most significant city. Billings has a major International airport with jet service from several major carriers, many excellent restaurants, and all the shopping amenities one could want or need.



## PROPERTY HIGHLIGHTS



Cattle Ranch first and foremost, the pastures are laid out in a very manageable and productive way. The entire ranch is easily accessed by horseback, 4-wheeler and pick-up. With low overhead and low labor this ranch becomes a rare find in Montana..

There is approximately 137 acres irrigated with flood irrigation and a new center pivot, 88 acres are suitable for dry-land hay or other crops. Rich soils support grass-covered hills, brushy draws and very fertile tree-lined riparian corridors and meadows in the creek bottoms.

The elevation ranges about 4,100 feet above sea level, and the annual precipitation, according to the Natural Resource Conservation Service (USDA-NRCS) 30 year average, is 14—16 inches. The soils

are predominately silty to silty-clay loams and are capable of producing 3-5 tons per acre alfalfa and 90 bushel grain crops. Furthermore, the stocking rate for the rangelands can be as high as one Animal Unit (AU) to 12 acres per year, or one Animal Unit Month (AUM) per acre.

There are numerous outbuildings including an old fashion large red barn that has been re-painted and is ready for your barn dances! There are also 3 residences. One is a newer modular and the other two are very functional older homes.

## A Trace of History on the Crow Nation.

The Crow wanted to control their own destiny as did all nations. For the first time in Crow history with the Bozeman Trail, they found themselves in close contact with an unfamiliar entity, ( that of the whites). This unknown entity threatened control of their society as they knew it. The Bozeman Trail introduced the Crow to a relationship with the whites which would never have been imagined.

The Crow people in due course, joined the United States in their fight against the westward expansion of the Lakota & the Sioux. The Bozeman Trail also brought increasing pressure on the Crow from immigrants moving westward. In the past the only contact with whites were the fur traders, explorers and an occasional military expedition. The allegiance with the United States was not without stipulation, it was based on their desire to protect the land and resources central to their way of life.

In the first part of the nineteenth century the Crow inhabited the Powder River country, which was rich in game and other resources that were essential to their way of life. The area being rich in minerals with gold strikes at Alder Gulch and Emigrant Gulch (the latter being in the Northwest corner of the Crow treaty lands) was the initiation of the Bozeman Trail. This fact alone made the area enticing for more than just the Crow, namely the Sioux, Arapaho and Cheyenne tribes. With continual attacks on the Crow it was predicted at one time they may become extinct. The Blackfeet blocked movement to the Northwest, the Sioux blocked movement from the east and south, the Crow running out of options were between two formidable enemies it was time to hasten the movement for a friendship and alliance with the whites.

The Crow were very friendly with the fur traders and the opening of the Bozeman Trail presented more opportunity for contact with independent fur traders. Throughout the upheaval of the Bozeman Trail the Crow continued to remain neutral. Neutrality slanted toward the United States gave the Crow a certain amount of freedom to move about without attacks from the Sioux and their allies. As the Army was positioning to keep the trail open and the Sioux and Cheyenne were wanting to restrict travel the Army was choosing the Crow warriors as scouts and couriers further strengthening their allegiance to the United States.

The Crows intricate story is interesting and unique in the fact that because of their neutrality and assistance they gave the Army and Custer, the outcome created one of the richest reservations in the western United States. The ground is one of the most fertile, rich with top soil and receives more moisture producing some of the best pastures for cattle and/or sheep. The Crows decision to remain neutral proved to be in the long run, the best for future generations for the present day Crow Reservation and its people.









## INVESTMENT OVERVIEW

List Price: \$2,490,000

Property Taxes: 2010 - \$4,720.74

Acreage: Deeded 3,463 +/-  
Grazing leases 3,917 +/- acres  
For a total of 7,380 +/- contiguous acres.

Water Rights: The Z/D Ranch has very good stock water reservoirs scattered around for good livestock distribution and it has abundant water in the creeks passing through it. 100% of Seller's water rights will convey with the sale of the ranch.

Mineral rights: 50% of Seller's mineral right interest on subject property shall convey with the sale of the ranch.

Livestock Brand: Brand is included.

AU's: Owner rated at 500 AU year -round with some winter supplemental feeding.





## INVESTMENT OVERVIEW

**Cattle:** Cattle and equipment are negotiable.

**Leases:** This ranch has the benefit of multiple competent and office leases on the reservation that preserve the contiguous lay of the ranch.

**Hay Production:** Owner historically averages between 650 and 700 tons of hay annually.

**Pastures & Fencing:** There are eight large pastures with barbed wire fencing and numerous traps and holding pastures near the headquarters. The fences and pastures are well managed and maintained in great condition.

**Working Facilities:** The corrals, outbuildings and barn are in good condition with the barn recently painted.

**Improvements:** There are 3 homes on the ranch in close proximity to one another, one newer very nice modular and 2 older homes all in good condition.



## WILDLIFE

The Z/D Ranch, with the Big Horn Mountains in the distance and over 2 miles of Lodge Grass Creek and 1 mile of Johnny Creek, is a real working ranch, capable of carrying 500 animal units year round and you'll never have a cow more than 3.5 miles from the headquarters. It offers fishing and wonderful riparian zone for wildlife. The ranch, with its many brush-covered draws, rich with wild plum and chokecherry trees, is home to many species of wildlife, including pheasant, grouse, turkey to name a few.

Whether ranching or recreating, this ranch is one to consider. It's not often you'll find such a low-overhead, blocked-up ranch as this one!!



Turkeys





## WHY MOVE TO WYOMING

**Tax Advantages - The State of Wyoming does not levy a personal income tax or corporate income tax.**

Wyoming does not impose a tax on intangible assets such as bank accounts, stocks, or bonds, either. In addition, Wyoming does not assess any tax on retirement income earned and received from another state. Further, there is no legislative plan to implement any of these types of taxes.



## WHY USE CENTURY 21 BHJ REALTY, INC.

**CENTURY 21® The Gold Standard. We are a team of professionals. Our office won the 2008 CENTURY 21® President's Award.** This prestigious national award is granted to franchises that earn *both* the CENTURION® Award and the QUALITY SERVICE PINNACLE® Award in the same calendar year. This award is given to *less* than 2% of the 4,500 U.S. franchises.

Our Associates continue to earn awards as well, both statewide and internationally, which shows their commitment to excellence and their commitment to providing the very best quality of service. Choose to work with the very best in the industry!



## OTHER COMMUNITY AND AREA LINKS

### Community:

Chamber of Commerce	<a href="http://www.sheridanwyomingchamber.org">www.sheridanwyomingchamber.org</a>
Center for a Vital Community	<a href="http://www.sheridan.edu/cvc">www.sheridan.edu/cvc</a>
Forward Sheridan	<a href="http://www.forwardsheridan.org">www.forwardsheridan.org</a>
Sheridan Arts Council	<a href="http://www.sheridanarts.org">www.sheridanarts.org</a>
Sheridan Recreation District	<a href="http://www.sheridanrecdistrict.com">www.sheridanrecdistrict.com</a>
Local YMCA	<a href="http://www.sheridanymca.org">www.sheridanymca.org</a>

### Air Travel

Great Lakes Aviation (public)	<a href="http://www.greatlakesav.com">www.greatlakesav.com</a>
Bighorn Airways-Charter	<a href="http://www.bighornairways.com">www.bighornairways.com</a>

### Education:

Sheridan College	<a href="http://www.sheridan.edu">www.sheridan.edu</a>
Sheridan County School District #2	<a href="http://www.scsd2.org">www.scsd2.org</a>
Sheridan County School District #1	<a href="http://www.scsd1.org">www.scsd1.org</a>

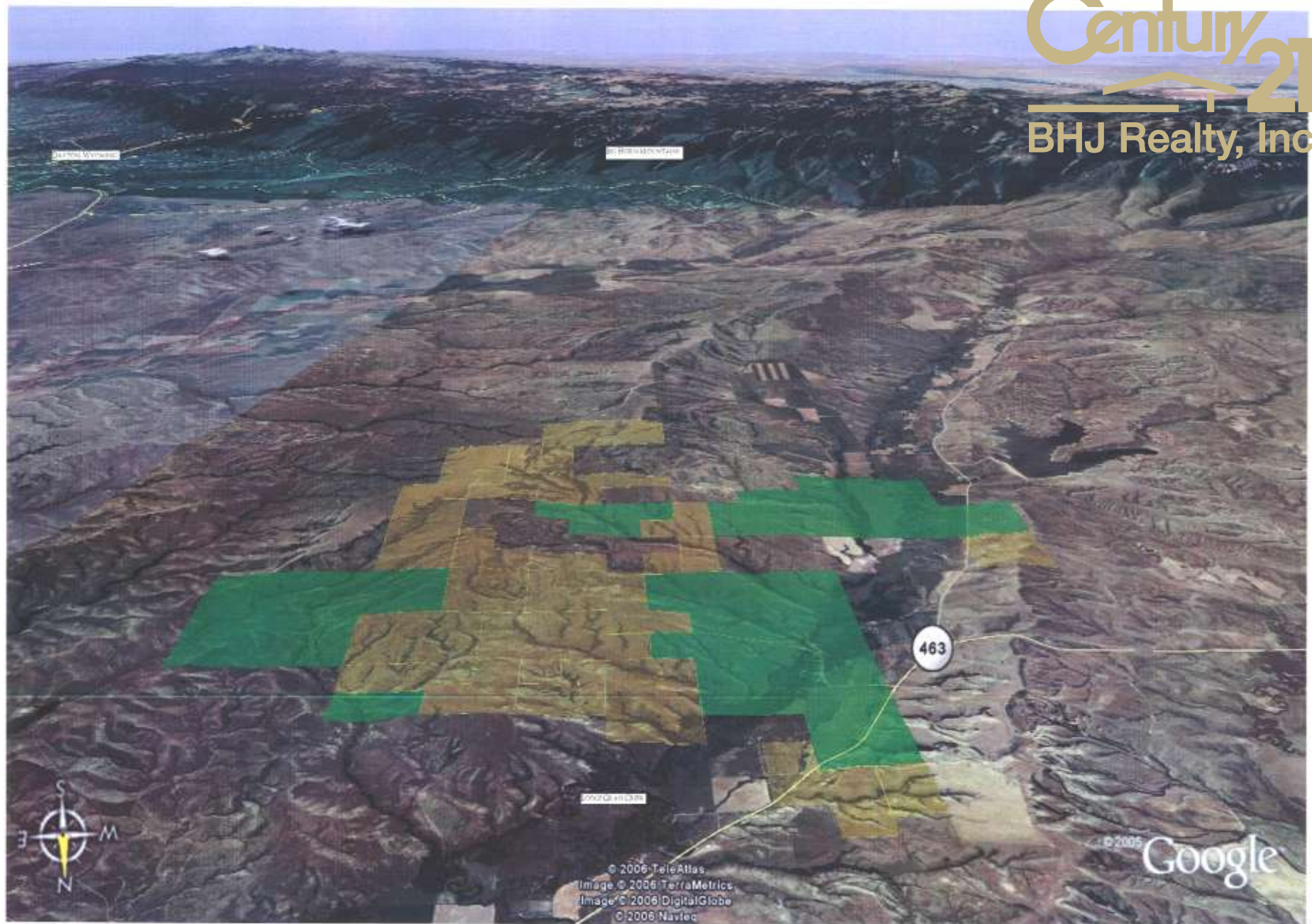
### Healthcare:

Sheridan Memorial Hospital (public)	<a href="http://www.sheridanhospital.org">www.sheridanhospital.org</a>
Sheridan Surgery Center (private)	<a href="http://www.sheridansurgery.org">www.sheridansurgery.org</a>

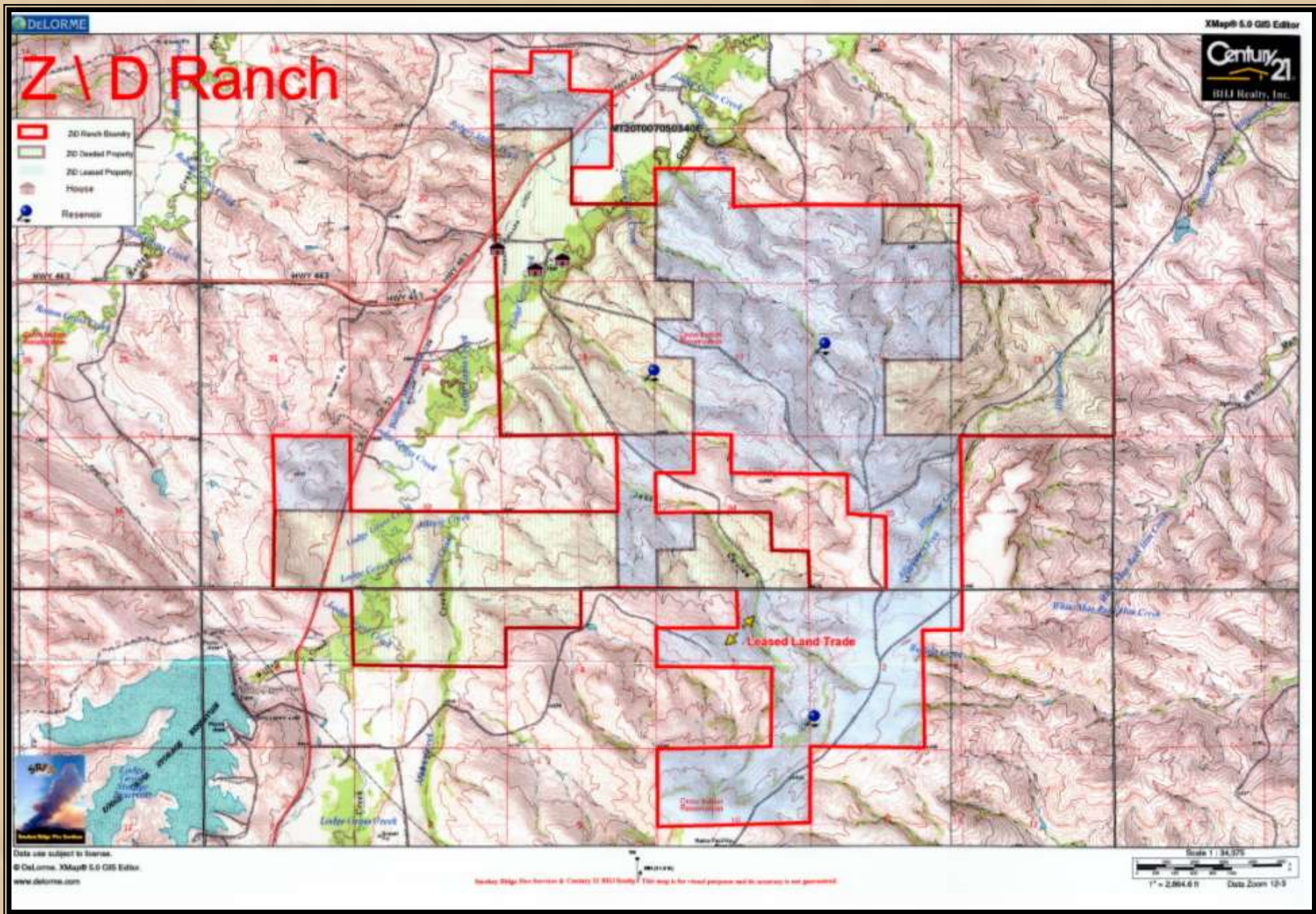
### Polo:

The Flying H Polo Club	<a href="http://www.flyinghpolo.com">www.flyinghpolo.com</a>
Big Horn Polo Club	<a href="http://www.bighornpolo.com">www.bighornpolo.com</a>















Call us today to schedule your exclusive showing of this one-of-a-kind property. Put our team of professionals to work for you.

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