

Hay Creek Ranch



Proven Cow-Calf Ranch

Ismay, MT

\$8,700,000

Dru Burk, Broker

406-934-2424
dru@billbahny.com





Set at the end of a private two mile driveway, the improvements sit in a protected valley overlooking Hay Creek—private, quiet, and practical.

Main Home:

4,480 sq. ft. custom log home (12-13 years old), with modern amenities and great views.

Second Home:

5-bedroom, 3-bath double wide on a full basement—ideal for family or hired help.

Facilities:

Steel corrals with Powder River tub and manual chute

32x64 calving barn with 32x40 attached shop

Horse/milking barn

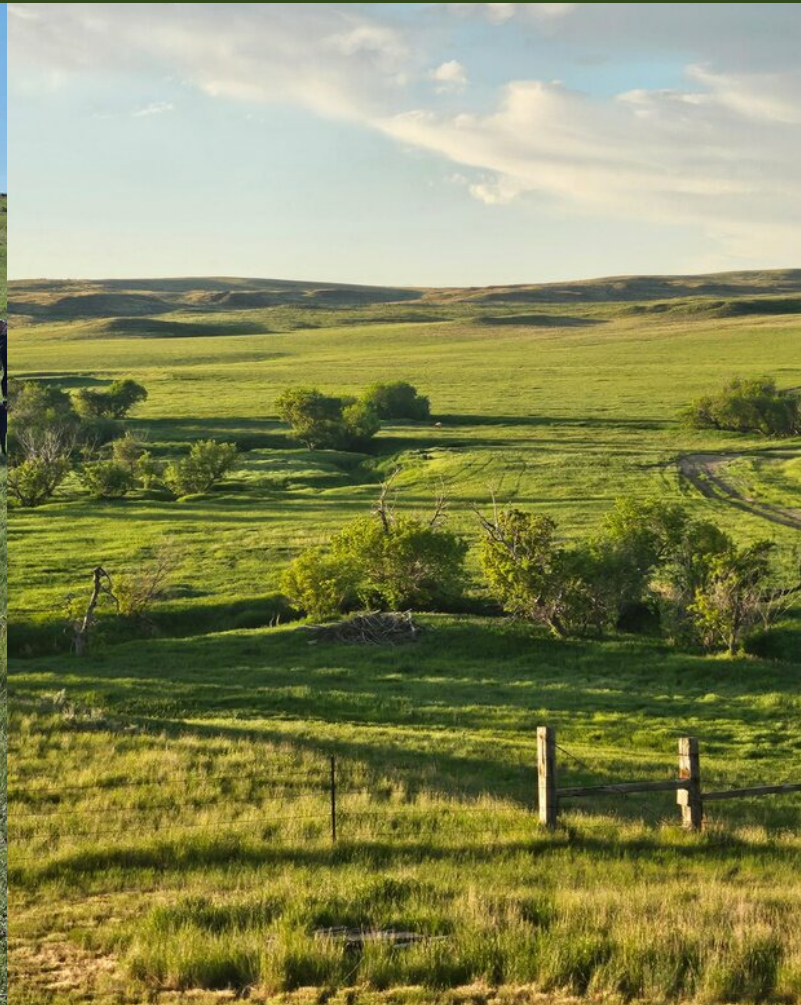
Extras:

Two greenhouses — one Growing Dome for winter gardening (propane-assisted, highly efficient), and one for summer starts.





This is real ranch country—productive native grass, dependable water, and a setup that makes sense. You can step in, turn out cows, and go to work. It's the kind of outfit that makes a living, not just a postcard.



Ranch Information

Total Acres: 6,799± (6,079 deeded, 640 state lease, 80 BLM)

Carrying Capacity: Currently running ~230 bred cows and 9 bulls, with room to expand.

Pastures: 17, allowing for true rotational grazing flexibility.

Hay Ground: 1,100± acres of dryland hay; averages $\frac{3}{4}$ ton/acre on upland and $1\frac{1}{2}$ ton/acre along the creek bottom.

Water: 4 wells tied into an extensive pipeline system feeding 24 fiberglass tanks plus 14 reservoirs across nearly every pasture.

With this setup, the ranch handles a full cow–calf program efficiently. There's potential to graze more hayland or seed additional acres into forage crops like hay barley, triticale, oats and peas, millet, or forage winter wheat to stretch carrying capacity further.

Production Performance

This place raises calves that speak for the grass. Calves are typically marketed mid to late October, weaning in the mid- to high-500-pound range without heavy supplement or creep feed.

The combination of strong native range and high-quality bottom hay ground provides excellent nutrition and weight gains that hold steady through dry years. With tighter grazing rotation and a modest farming program, you could easily push those numbers higher.

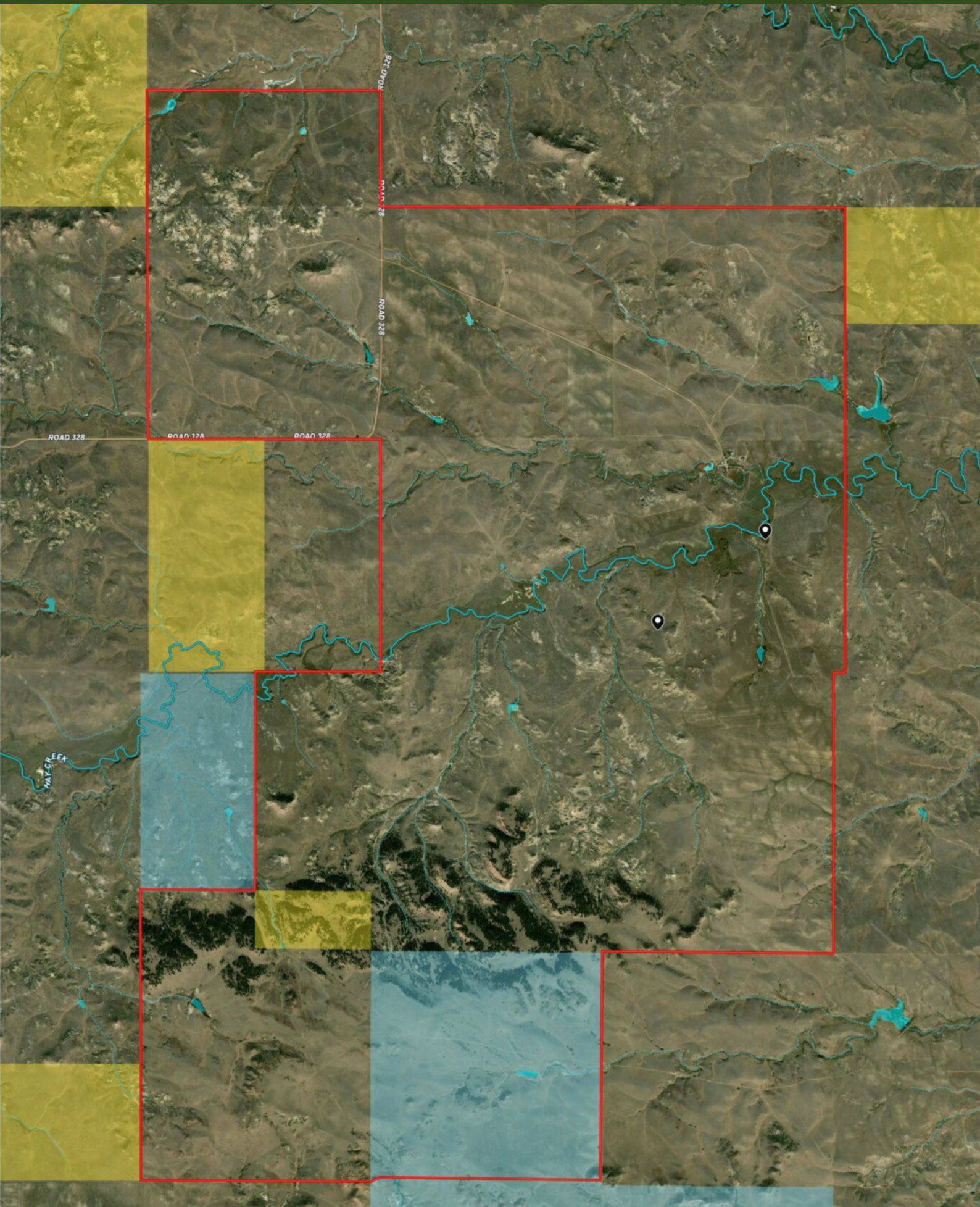


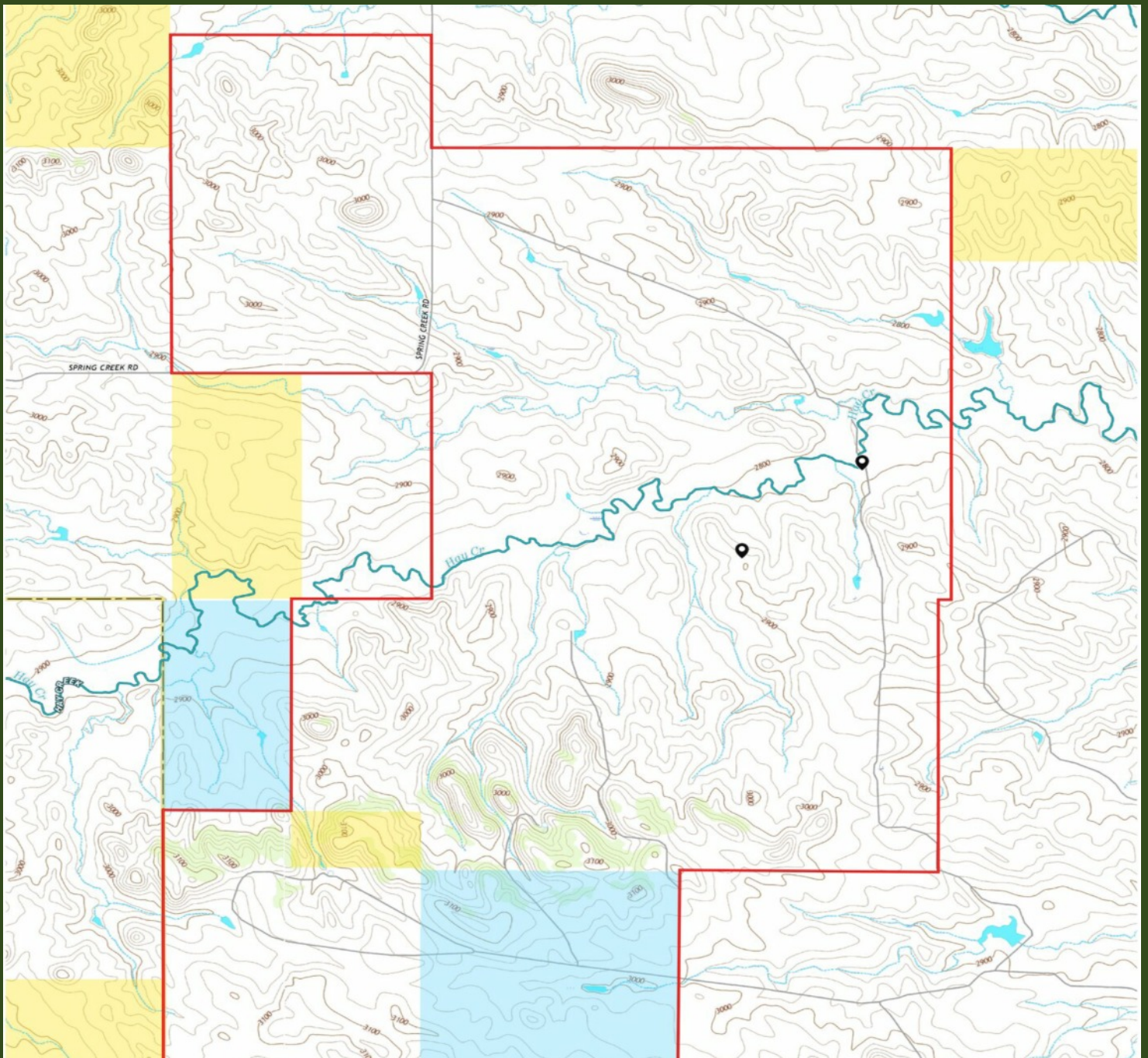






Excellent mule deer and antelope country with turkeys, pheasants, and upland birds common elk and black bear pass through on occasion.





Access & Location

Nearest School: Plevna, MT (small K–12 school, 94 total students) with bus route near ranch headquarters

Services: Baker, MT – 35 miles (livestock market, feed, supplies, 4,900 ft. paved runway)

Regional Hubs:

Miles City, MT – 65 miles

Dickinson, ND – 150 miles (daily flights)

Billings, MT – 205 miles

Rapid City, SD – 235 miles



Contact
Dru Burk
Ranch Broker

dru@billbahny.com

406-934-2424

Seller is Lic. Real Estate Broker