



The Ranch Co.
A Dairy Division of Pearson Realty

FOR SALE

Morrison County Cattle Ranch



1,476± Acres
Hillman, Minnesota

- Additional 600± acres, Leased Land
- Expandable
- Back Grounding
- Dairy Heifers

Exclusively Listed By:

Coldwell Banker Burnet Realty
William Popp, Listing Broker
Iowa License# B64970000 IA

In Cooperation With:

THE RANCH COMPANY
A Dairy Division of Pearson Realty



A Tradition in Trust since 1919

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CA BRE #00020875



Morrison County Cattle Ranch

1,476± Acres

\$3,000,000

DESCRIPTION:

This is a fully operational central Minnesota cow/calf ranch and uniquely private yet a short drive from a main US highway. It currently supports 400 pairs in 14 separate pastures with good fencing and cross fencing. All pastures are connected to the main ranch site by wide lanes with improved field roads and convenient gates for easy access. With additional 600 acres of leased land contiguous to the ranch where an additional 100 pairs can be supported.

The land is mostly clear of trees and excellent for aggressive grass growth with plenty of sun exposure. Average rain fall of 36" per year combined with this good silty loam soil makes for high quality and abundant grass growth during the growing season. Currently there is approximately 200 acres in grass for harvesting and 140 acres used for growing corn for silage and winter feeding. Any combination of grass and row crop farming can be used depending on the needs of the cattle and operator on the ranch.

This operation is also suited for back grounding and raising heifers for dairy purposes. With the ease of handling and working cattle at the main site attention to detail is greatly enhanced with the use of corrals and working chutes included with the operation.

For winter feeding there are wind break fences in place that offer great south exposure for the cattle. Fence line feeding and portable feed bunks are used during the winter months along with heated waterers and good lighting in place. The four bedroom and three bath house on the main site is an excellent home for the owner or manager. It was completely renovated in 2006 and features two large stone fireplaces, main floor laundry, modern open floor plan, and large windows to enjoy the view of the surrounding open pastures.

LEGAL:

Parcel ID's in Morrison County:

190187000	190195000	190194000	190191000	190192000	190182000
190184000	190185000	190183000	190193000	190186000	190094000
190096000	190010000	195095000	190096001	190097000	190098000
190107000	190105000	190106000	190099000		

BUILDINGS:

Home on Main site - Total renovation in 2006 with large open floor plan, custom cabinets, hardwood floors, large windows with south exposure, many built-in's and two stone fire places.

4 bedrooms 2 full bath and 1¾ bath 2 car garage 3,000 finished sq. ft.

Shop and office at Main site - Propane furnace for in floor and radiant heat. Storage area is heated, newer overhead doors with remote. Standby generator for the ranch is located in this shop.

44' x 72' Office with ½ bath Small kitchen (35KW/230 amp).

Barn on main site - Cattle working chutes, head gates, loading chutes, heated vet room with hot water, calf chute with scale, heated waters, newer lighting throughout, concrete fence line feeding

36 x 100 40'north lean 36' south lean Extension to east - 68 x 72

Barn 2 on main site - Feeder facility (78' x 224)

Single slope roof (facing south) Fence line feed pad (18' x 490')

PRICE/TERMS:

\$3,000,000.

NOTE:

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PROPERTY PHOTOS



LOCATION MAP



AERIAL MAP



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.

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