



**LOST IN
TIME CEDAR
BREAKS
RANCH**

Listed Exclusively by
Bill Bahny & Associates



**Lost In Time Cedar Breaks Ranch
Wibaux, MT**

A rare opportunity to own one of the best recreational ranches in the heart of Eastern Montana cattle country. It was made famous by the Texas cowboys who trailed their cattle to summer pasture here in the late 1800's.

Get away from it all and experience privacy, seclusion, and tranquility out west in the BIG SKY Country of Montana. This is a one-of-a-kind opportunity to own and appreciate a piece of the Old West. Imagine gazing out from the deck of your 10,000 sq. ft. Log lodge onto this safe, secure, pristine property that reaches from skyline to skyline. This is a chance of a lifetime to be in the heart of the Eastern Montana cattle country that offers endless recreational freedom.

The *Lost In Time Ranch* and *The Cedar Creek Ranch* make up this huge offering encompasses 45,400 deeded acres, 10,250 acres leased from Bureau of Land Management, 2,560 leased acres from the State of Montana. Cedar Breaks flows through the two ranches that occupy vast grassy hills, meadows, badlands breaks with cedar and pine trees scattered through the ranch. The ranch has a capacity to run 2,000 head of livestock year around. Wildlife abound in the form of a resident elk herd, world class trophy mule deer, and a resident antelope herd. The ranch is home to a greater sage grouse habitat - FWP documented seven leks (breeding grounds) where you can view the sage grouse dance. A number of pheasants and sharp-tailed grouse also inhabit the ranch.

Besides endless hunting opportunities, the recreation is unlimited. The ranches are extremely accessible Great roads and trails open up opportunities for four wheeling and horseback riding. An interesting adventure awaits those interested in dinosaur discoveries and/or Indian artifacts.

The ranch has one dinosaur dig that was dug by the Chicago University, plastered and tarped. About three miles away is another dinosaur site that has not been explored.

Live in luxury, enjoy recreational freedom, get Lost In Time on this one of a kind treasure.

Price upon request.

**Schedule your personal tour with Bill Bahny, Broker
800-237-7844**

2711 Airport Road, Helena MT 59601

Licensed in Montana, North Dakota, South Dakota, Wyoming



THE LOST IN TIME RANCH





THE LOST IN TIME RANCH

The Lost in Time Ranch features a 10,000 square foot log lodge which allows you to entertain with a true Western Flair.

The furnished lodge offers unsurpassed, luxurious living.

Privacy abounds in this one-of-a-kind offering where Internet access keeps you in touch with family, friends and your business.



A real Montana Lodge providing ultimate comfort, security and privacy for your family and guests all in the legendary way.

Made of log with a wood burning rock fireplace in the great room along with a dining hall, several bedrooms and a commercial grade kitchen. The kitchen is outfitted with all the pots, pans, dishes and everything needed to prepare gourmet meals for 30 people. The dining hall has room for everyone with five handmade tables and benches. There is also two half bathrooms for the use of the dining area and great room. Additional freezers and refrigerators are located downstairs.

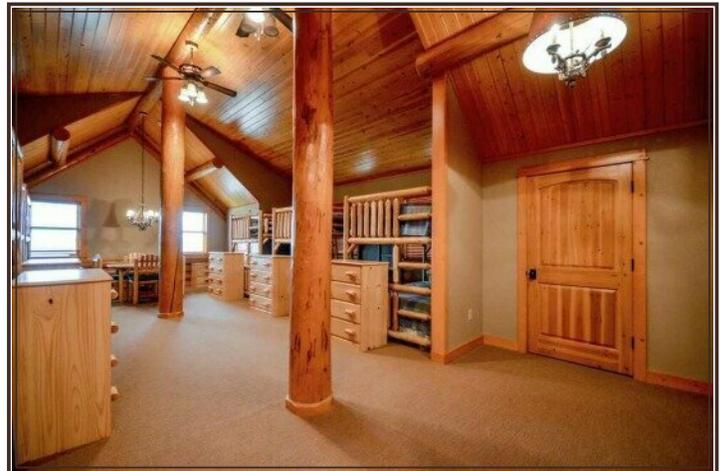
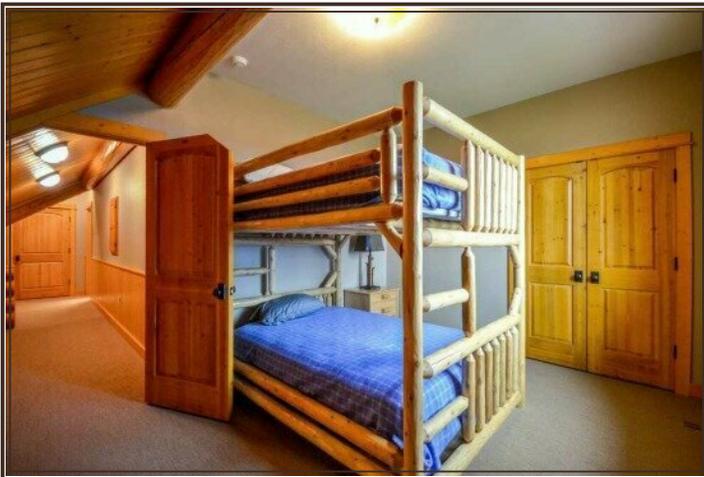




There are two master bedrooms each with their own large private full bathrooms on one side of the great room and four bedrooms with two Jack and Jill bathrooms on the opposite side of the great room.



As you go up the stairs to the third floor, it is split into two sides. Each a copy of the other, including a large bunk room with six beds and a private room with another bunk bed. Two bathrooms with multiple sinks and two showers.





Have room for everyone to stay while you are making memories that will last forever.





Relax watching movies, videos of the daily excursions in the theater room seating or curl up and read a book by the wood fireplace. Two game tables also provide a space to have fun.

The walkout basement has an additional bedroom with its own full bathroom, office, walk-in gun safe, pantry storage area, large mud room, mechanical room, laundry room and more. Off the basement is an attached oversized three car garage.





About a half mile to the north of the lodge is the manager's house. It has four bedrooms, three full baths and two half baths with a two car garage and fully finished basement.

Then another half mile to the north from the manager's house is the main set of buildings and corrals for the "Lost In Time" ranch. The main house is a three bedroom, three bathrooms with a half-finished basement. There is a one bedroom two bathroom bunk house and a 2015 16' x 72' manufactured home with three bedrooms and two bathrooms.

There are two propane generators as backups. One that will run the shop and three homes at the headquarters and one for the main lodge in case of lost power.





The “Lost In Time” has an extensive set of working corrals made of steel pipe. It has a 30,000 pound scale and all of the chutes, tubs, head catches one would need to work 2,000 head of livestock. All are like new condition. Also in this area are several buildings, including a metal 50’ x 96’ calving barn, 60’ x 120’ Quonset hut for machine storage with half cement floor and half dirt, separate 30’ x 100’ barn with working corrals...





...with a windbreak and finally a 40' x 60' heated shop with 22' wide lean to running down the 60' side of the shop. Of course there is a complete cement floor. To finish this, there are also three 1,200 bushel grain bins and a "Cake" storage dispenser



If you enjoy long range shooting, there is a metal statue of a dinosaur set at 1,000 yards for practice all from the comfort of the covered deck. One could set up additional targets for different distance up to two miles or more.



Cedar Breaks Ranch



The Cedar Breaks Ranch is a complete headquarters of its own having two homes, one three bedrooms, two bath and the other four bedrooms, two and one half baths. 100' barn and a great set of steel pipe corrals and some other useful outbuildings.

There is a propane generator in case of lost power that will run the entire headquarters. The Cedar Breaks Ranch is well named as Cedar Creek flows through the ranch. Rolling hill covered with Cedar trees, large grassy meadows and some dry land hay fields compliment this part of the Lost In Time Cedar Breaks Ranches. There is an extensive road system through the ranch which allows the owner excellent access. The 150 GPM well is located on this area of the ranch.



The Cedar Breaks Ranch is also the area of all the oil field activity and would be a great location for wind turbines. To the North of the headquarters, about one mile away, is a very large reservoir that was at one time stocked with trout and bass by Montana Fish and Game. The reservoir is all on deeded ranch property.



Wildlife abound in the form of a resident elk herd, world class trophy mule deer, and a resident antelope herd. The ranch is home to a greater sage grouse habitat - FWP documented seven leks (breeding grounds) where you can view the sage grouse dance. A number of pheasants and sharp-tailed grouse also inhabit the ranch.



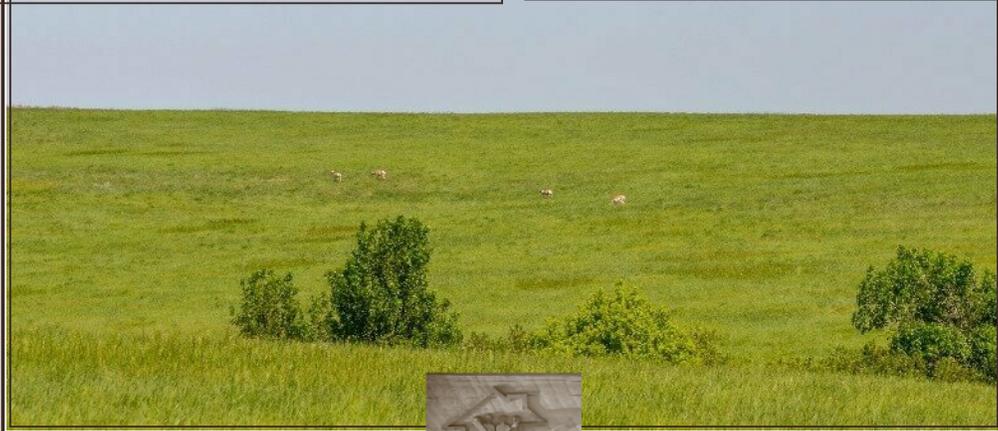
WATER

The current owner has developed one of the best watered ranches in the area. A vast pipeline run by two 35 GPM wells and one 150 GPM well supplies water to every section on the ranch. There are 36 dams, each with their own pond. Tree of the ponds are spring fed. In addition to the three wells on the pipeline there are 22 additional wells...20 of which have been converted from windmill driven to solar pumps. Wells are from 75 feet to 520 feet deep with flows from 3 to 35 GPM. Great water is available in all 29 pastures and livestock doesn't have to travel more than a half mile for water. In order to maintain the ambiance and nostalgia of the ranch, all windmills have been left in place.



Pasture

There are 29 pastures on the property. All of the fencing for these pastures are in excellent condition and pasture sizes vary from ½ section (320 acres) to 12 sections (7,600 acres). On the entire ranch there are five sets of pipe corrals statically built at remote and convenient locations enabling the opportunity to work your livestock. All pastures are served by great roads thanks to the oil company maintenance of the roads on Cedar Breaks Ranch.



RECREATIONAL SITES

Within one hour from the Lost In Time Cedar Breaks Ranches :

- **Bully Pulpit Golf Course, Listed in the top 100 US Golf Courses**
- **Glendive Dinosaur & Fossil Museum**
- **Car Shows**
- **Musical Festivals**
- **Theodore Roosevelt National Park**
- **Theodore Roosevelt Presidential Library currently in construction**
- **Historical Tours**
- **Hot Air Balloon Rally**
- **Makoshika Dinosaur Museum**

Within one to two hours from South Wibaux Ranches:

- **Rough Rider Museum**
- **Lewis and Clark State Park**
- **Whitetail Bay**
- **Four Bears Recreation Area**
- **Blacktail Dam**
- **Medicine Lake National Wildlife Refuge**
- **McGuire Creek Bay**
- **Silver Wolf Casino**

A days drive from the South Wibaux Ranches:

- **Historical Black Hills of South Dakota**
- **Crazy Horse National Park**
- **Mount Rushmore**
- **Deadwood South Dakota**



AVAILABLE AIRPORTS

Within one hour
drive

Glendive, MT

Sidney, MT

Within one to two
hour drive

Miles City MT

Williston, ND

Wolf Point, MT

Within three to
four hours

Glasgow, MT

Minot, ND

Bismark, ND

Billings, MT

INCOME OPTIONS

- Livestock... The Lost In Time Cedar Breaks Ranches have one of the best set ups for cattle; however other livestock such as buffalo, longhorns, or horses would flourish on either of the ranches as well. The ranch property would definitely allow for the construction of a private Airstrip and/or Helipad. This would allow for quicker access to the surrounding sights.
- Corporate Retreat... With the luxury log lodge this could also be the perfect venue for a corporate retreat. It has ample accommodations, a large gourmet kitchen, not to mention an absolute 360° spectacular view. Relax, Refresh, Rewind.
- Wind Turbines... A high voltage transmission line runs through the ranch on its way to Colstrip, MT. With the expansiveness of the ranch many wind turbines could be constructed on the property resulting in \$10,000 per year per turbine. Revenue from wind turbines would be best constructed on the Cedar Creek Ranch leaving the Lost In Time pristine and untouched.
- Carbon Credits... These are a market-oriented mechanism to reduce greenhouse gas emissions. Your set number of credits decline over time but your excess can be sold to another company.
- Ecotourism... Involving Ecotourism on your property is a form of tourism centering around awareness of the environment and the local community while being responsible and aware of your carbon imprint. The Lost In Time Ranch has an ideal layout to involve tourists in the Western way of living off Grid.



LOCATION

The South Wibaux Ranches are located 20 miles South of Wibaux, Montana off Highway 7. Wibaux is a small country town with a Western Heritage. It has a colorful history with a charming commercial district. Enjoy a quaint lunch at the Tastee Hut or the Wibaux Palace Cafe. Dine out, no problem, great steaks at the Vaquaros Restaurant Casino and Cantina or the Shamrock Club. Top this of with a cool one at the Beaver Creek Brewery.

INFORMATION LINKS

[Glendive Dinosaur & Fossil Museum](#)

[Bully Pulpit Golf Course](#)

[Medora, North Dakota](#)

[Theodore Roosevelt National Park](#)

[Makoshika Dinosaur Museum](#)

[Rough Rider Museum](#)

[Lewis and Clark State Park](#)

[Whitetail Bay Park and Recreation](#)

[Four Bears Recreation Area](#)

[Blacktail Dam](#)

[Medicine Lake National Wildlife Refuge](#)

[McGuire Creek Bay](#)

[Silver Wolf Casino](#)

[Black Hills South Dakota](#)

[Crazy Horse and Mount Rushmore Sites](#)

[Sage Grouse Leks](#)

[Carbon Credits](#)

[Ecotourism](#)

[Wind Turbines](#)



Acres: Deeded: 45,400

Bureau of Land Management Leased: 10,250

State of Montana Leased: 2,560

Crop Production: 1,300 acres of Alfalfa, Grass Hay

Average $\frac{3}{4}$ - 1 Ton/Acre

Water: 36 Dams with Ponds

3 springs

25 Wells

Depth from 75' to 500'

GPM from 3 to 35

22 of these are Solar Powered

Windmill Towers are still in place

Pastures: 29 – Run from $\frac{1}{2}$ section to 12 sections

Capacity – Livestock: 2,000 Mother cows run on $\frac{1}{2}$ the ranch per year while the other $\frac{1}{2}$ the ranch rests for one year.

Mineral Rights: Owner has none

Underground Tanks: None

“Lost In Time” Ranch

1 - 10,000 Sq. Ft Log lodge with:

3 - Master Bedrooms with Full Bathrooms

4 – Private bedrooms with 2 Jack & Jill

Bathrooms

2 – Separate rooms with:

6 bunk beds (total of 12)

1 Private bedroom (total of 2)

2 Showers (total of 4)

3 Bathroom stalls (total of 6)

3 Sinks (total of 6)

Central Air



2 Fireplaces

1 - Large Commercial Grade Kitchen with all Stainless
Steel

1 – 50' x 96' Metal Calving Barn

1 – 60' x 120' Quonset Hut Machine Storage with ½
cement floor

3 – 1,200 Bushel Grain Bins

1 – “Cake” Storage Dispenser

1 – 100' x 30' Barn with corrals and windbreak

Great set of steel pipe working corrals a 30,000 pound
scale and all necessary chutes, head catches,
etc. Most only a few years old

1 – Manager's Home

4 Bedroom, 3 full bath, 2 – half baths

Completely Finished Basement with an attached
garage

1 – Bunk house

1 Bed, 1 bath

1 Main House by Shop

3 Bedroom, 2 bath

1 – 2015 16' x 72' Manufactured home

3 Bedroom, 2 bath

“Cedar Breaks” Ranch

3 Bed, 2 bath with full unfinished basement

1 – Older Home

4 Bed, 2 bath, 1 half bath

1 – Barn with Steel Pipe Corrals

1 – 1,200 Bushel Grain Bin

1 – “Cake” Storage Dispenser



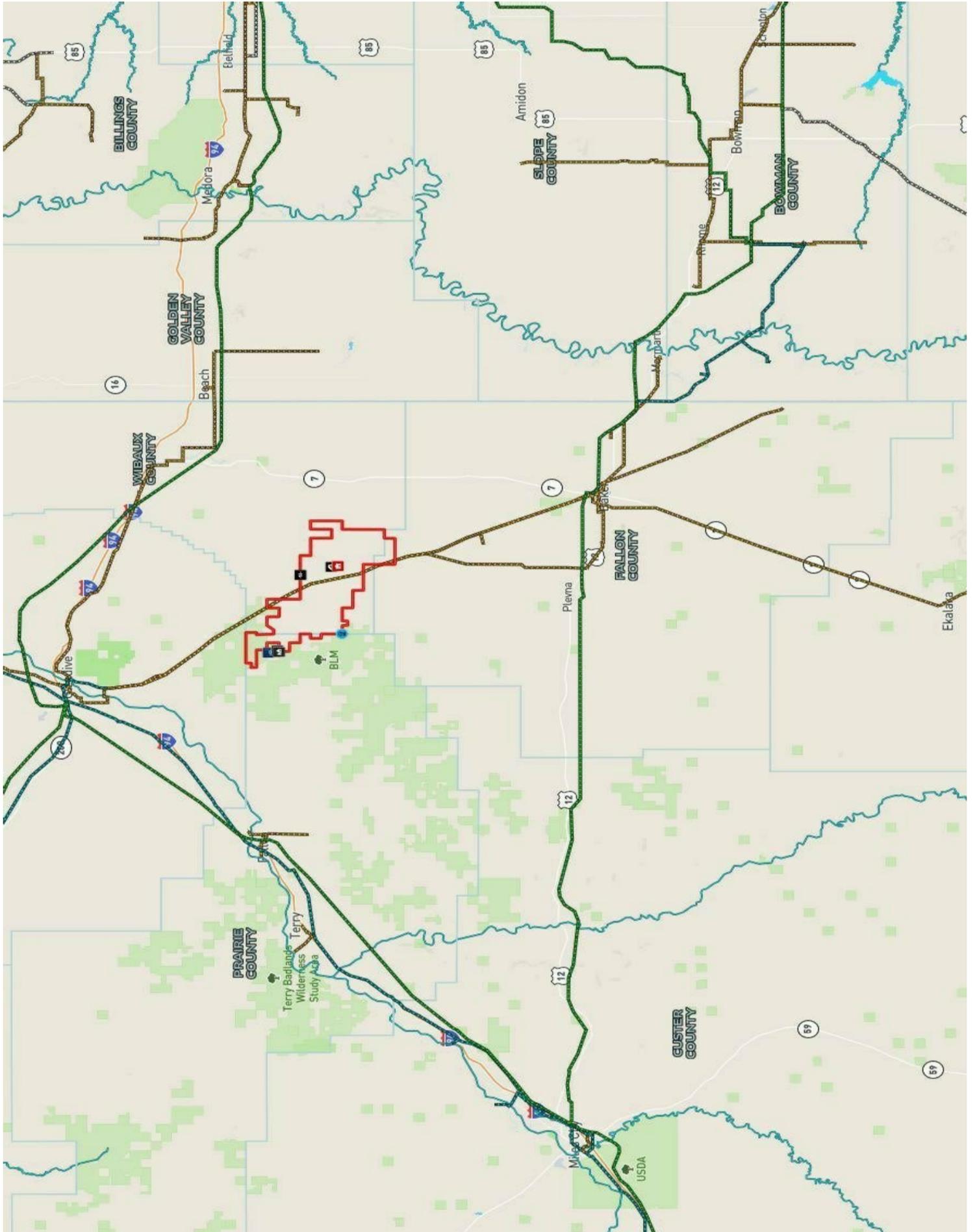


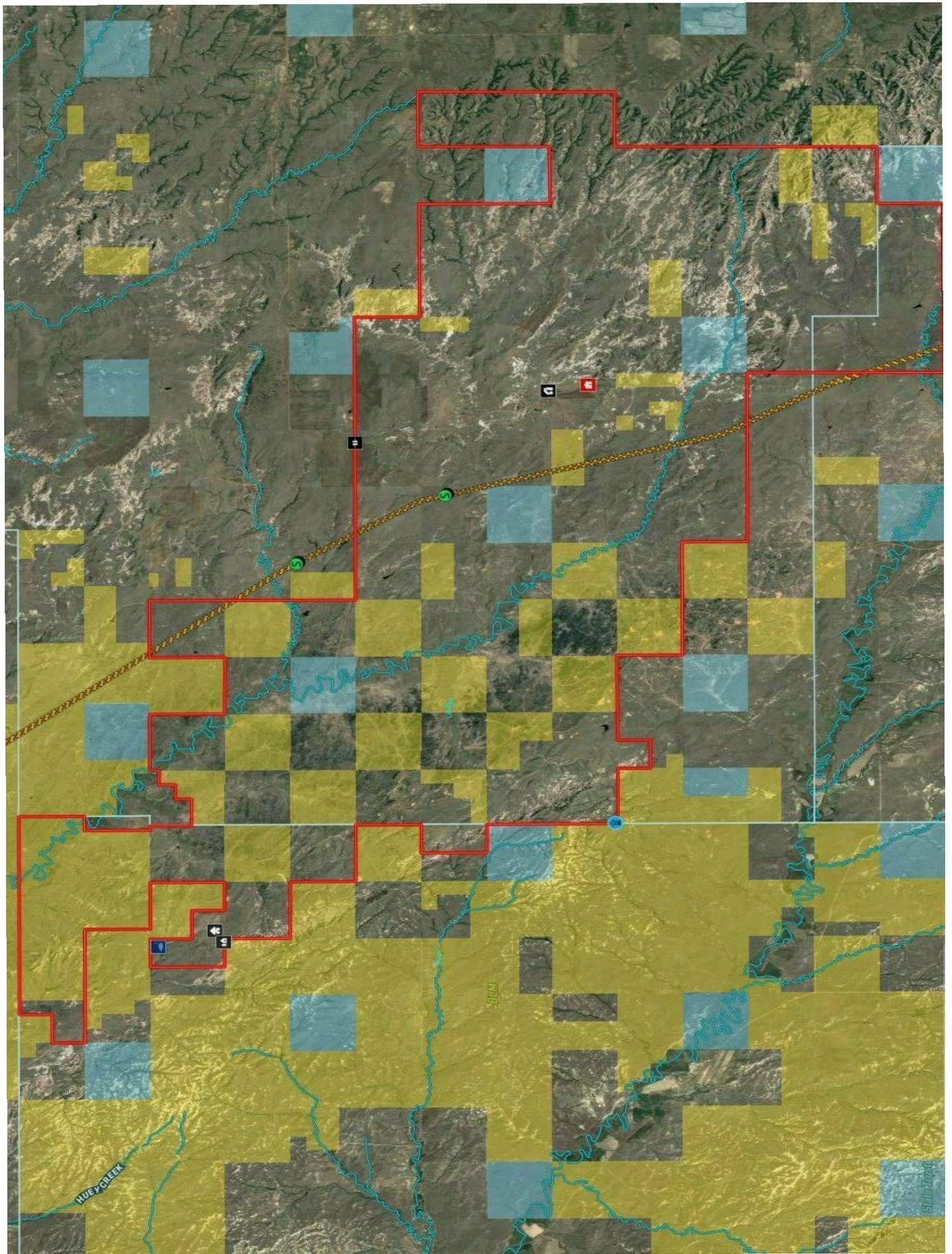


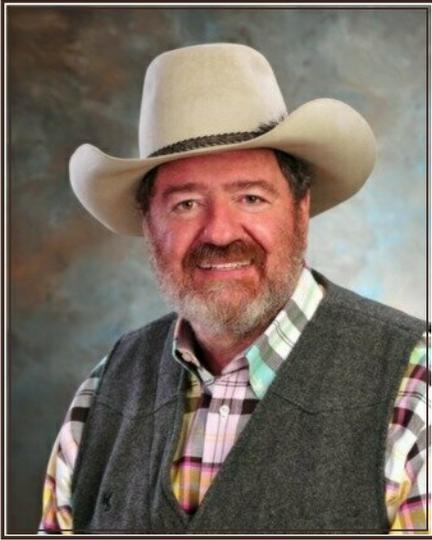












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Montana-Ranches.com

Broker of Pristine Property

Licensed in:

Montana, North Dakota

South Dakota, Wyoming

[Lost In Time Cedar Breaks Ranches Video](#)

