



## 151 ACRE RANCH ON THE YELLOWSTONE RIVER

**1704 N 2ND ROAD, HUNTLEY, MT 59037**

This is one of the last 151 Acre Ranches on the Yellowstone River surrounded by state land. They are not making anymore of these properties & they are so hard to find these days. Settled in creek bottom amongst cottonwood trees w/ an abundant amount of water running through the ranch that attracts Ducks, Geese, Whitetail Bucks, Mule Deer, & Pheasant. 77 acres consist of River frontage & your own private side channel to the river. This property is set up for a year round cattle operation. 3 Bed, 3 Bath, 2,500+- Sqft. Custom Home w/ Bonus room above the garage. One level living w/ laundry room off the kitchen & Master Bedroom on the main floor. Roping arena, horse stalls, tack room and other outbuildings. Location is prime being only minutes from downtown Billings, the hospitals & shopping. You will love the privacy & seclusion complete w/ security gates & a long driveway back to your home.



*Tannis Kramer*

Contact **TANNIS KRAMER** for more information (406) 671-4619

406.671.4619 | [tannis@westernskiesmt.com](mailto:tannis@westernskiesmt.com)



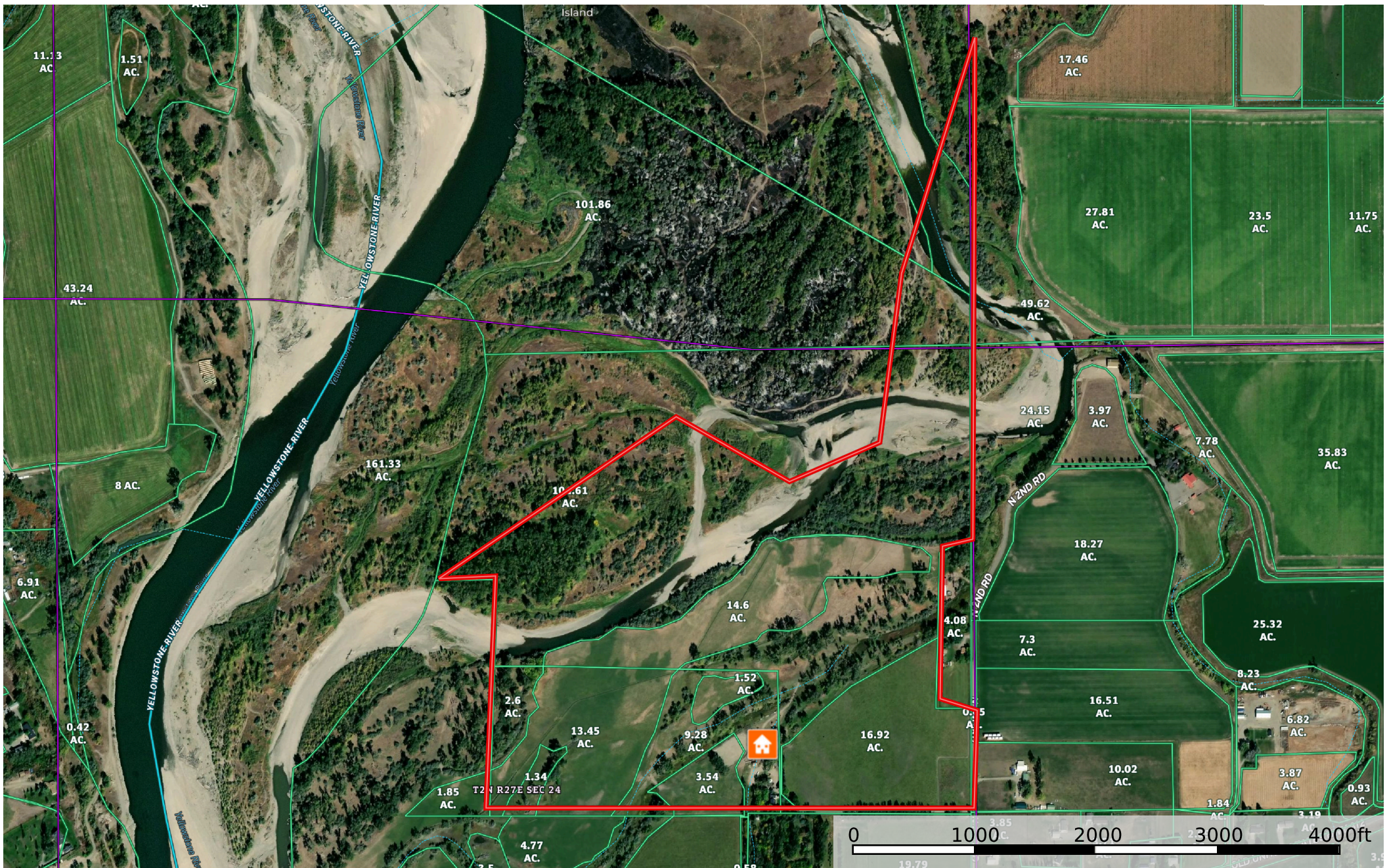
**WESTERN SKIES**  
REAL ESTATE

*Service Beyond the Sale*





1704 Heath Road  
Montana, AC +/-



- House
- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Conservation
- Stream, Intermittent
- River/Creek
- Water Body



STATE OF MONTANA  
DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION  
1424 9TH AVENUE P.O.BOX 201601 HELENA, MONTANA 59620-1601

GENERAL ABSTRACT

Water Right Number: 43Q 77105-00 GROUND WATER CERTIFICATE  
Version: 1 -- ORIGINAL RIGHT  
Version Status: ACTIVE

Owners: EVAN ASK  
1704 ROAD 2 N  
HUNTLEY, MT 59037  
  
DEIDRE LOENDORF-ASK  
1704 ROAD 2 N  
HUNTLEY, MT 59037

Priority Date: JANUARY 25, 1991 at 11:00 A.M.  
Enforceable Priority Date: JANUARY 25, 1991 at 11:00 A.M.

Purpose (use): DOMESTIC  
Maximum Flow Rate: 10.00 GPM  
Maximum Volume: 1.63 AC-FT

Source Name: GROUNDWATER  
Source Type: GROUNDWATER

Point of Diversion and Means of Diversion:

<u>ID</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1		SWSENE	24	2N	27E	YELLOWSTONE

Period of Diversion: JANUARY 1 TO DECEMBER 31  
Diversion Means: WELL  
Well Depth: 28.00 FEET  
Static Water Level: 9.00 FEET  
Casing Diameter: 6.63 INCHES  
Pump Size: 0.50 HP

Purpose (Use): DOMESTIC  
Households: 1  
Volume: 1.63 AC-FT  
Period of Use: JANUARY 1 to DECEMBER 31

Place of Use:

<u>ID</u>	<u>Acres</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1			SWSENE	24	2N	27E	YELLOWSTONE

Geocodes/Valid: 03-1134-24-1-01-17-0000 - Y

Remarks:  
OWNERSHIP UPDATE RECEIVED  
OWNERSHIP UPDATE TYPE DOR # 121249 RECEIVED 05/22/2014.

NA



\*FILE\*



\*GROUND WATER CERTIFICATE\*



\*43Q \*



\*77105\*



\*00\*

Current File Location: **NEW STORAGE**

As of : 1/1/1999

Status: **IN**

Box Bar Code: **94966**

File Bar Code: **72842**

5/15/2014

STATE OF MONTANA  
DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION  
1520 EAST SIXTH AVENUE  
HELENA, MONTANA 59620



# Certificate of Water Right

THIS CERTIFICATE OF WATER RIGHT IS HEREBY ISSUED TO:

CHARLES & DEBORAH EISELE  
1704 RD 2 N  
HUNTLEY MT 59037

UPON FINDING THAT THE REQUIREMENTS OF SECTION 85-2-301 MCA  
HAVE BEEN MET.

CERTIFICATE OF WATER RIGHT NUMBER: 77105-G43Q

PRIORITY DATE: JANUARY 25, 1991 AT 11:00 A.M.

TOTAL FLOW RATE: 10.00 GPM

TOTAL VOLUME: 1.63 ACRE FEET PER YEAR

DIVERSION POINT: SWSENE SEC. 24 TWP. 02N RGE. 27E YELLOWSTONE CO

SOURCE: GROUNDWATER WELL

USE: 10.00 GPM UP TO 1.63 AC-FT (01/01-12/31)  
FOR DOMESTIC

PLACE OF USE: SWSENE SEC. 24 TWP. 02N RGE. 27E YELLOWSTONE CO  
FOR DOMESTIC

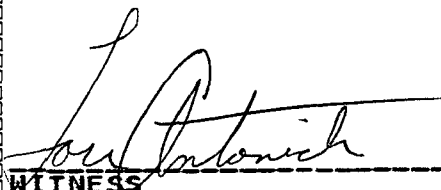
**\*\* PRIOR RIGHTS:**

THIS CERTIFICATE IS ISSUED SUBJECT TO ALL PRIOR EXISTING WATER RIGHTS  
IN THE SOURCE OF SUPPLY.

FAILURE TO COMPLY WITH ANY TERMS AND CONDITIONS HEREIN MAY RESULT IN  
THE LOSS OF THE WATER RIGHT GRANTED BY THIS CERTIFICATE.

**\*\* TRANSFER OF OWNERSHIP:**

UPON A CHANGE IN OWNERSHIP OF ALL OR ANY PORTION OF THIS CERTIFICATE,  
THE PARTIES TO THE TRANSFER SHALL FILE WITH THE DEPARTMENT OF NATURAL  
RESOURCES AND CONSERVATION A WATER RIGHT TRANSFER CERTIFICATE,  
FORM 608, PURSUANT TO SECTION 85-2-424, MCA.

  
WITNESS

  
PROGRAM ASSISTANT

DATE: APRIL 18, 1991 WATER RIGHTS BUREAU, WATER RESOURCES DIVISION

## NOTICE OF COMPLETION OF GROUND-WATER DEVELOPMENT

**For ground-water developments with a maximum use of less than 100 gpm**  
(Use Form 600, Application for Beneficial Water Use Permit for undeveloped springs or appropriations of 100 gpm or more.)

**RECEIVED**

JAN 25 1991

DEPT OF NATURAL RESOURCES

AND CONSERVATION  
 BUILDINGS OFFICE

Notice No. \_\_\_\_\_  
 Date Received \_\_\_\_\_  
 Time 11:00 A.M./P.M.  
 Transmittal No. 03-026-01-06  
 Fee Received \$ 10.00 CR1203  
 Received By K. Bernhardt  
 Refund Made \_\_\_\_\_

## IMPORTANT

The right to the use of groundwater is not automatic. Your priority will be determined by the date of filing this form. STATE LAW REQUIRES THAT THIS FORM BE FILED BY THE WELL OWNER WITHIN 60 DAYS AFTER THE WATER HAS BEEN PUT TO BENEFICIAL USE. Attach the **required \$10.00 filing fee**, payable to the Department of Natural Resources and Conservation. Groundwater is defined as any water beneath the land surface or beneath the bed of a stream, lake, reservoir, or other body of surface water, which is not part of that surface water.

**(Please type or print in ink)**

1. NAME(S) CHARLES + Deborah EISELE  
MAILING ADDRESS 1704 Rd 2 N  
CITY Huntley STATE MT ZIP 59037  
HOME PHONE 406-348-2444 OTHER PHONE \_\_\_\_\_
2. SOURCE OF GROUND WATER SUPPLY: ☒ WELL ☐ DEVELOPED SPRING (excavation performed)  
☐ PIT ☐ OTHER (describe) \_\_\_\_\_
3. ACTUAL PUMPING RATE: 10 GALLONS PER MINUTE TYPE AND MODEL NO. OF PUMP Grundfos  
Horse power rating of pump installed in well 1/2 Depth of pump installation 20 ft.
4. DATE WATER PUT TO BENEFICIAL USE: 11/24/90 month/day/year  
Does this well replace an existing well? ☐ Yes ☒ No  
If Yes, complete the following information pertaining to the existing (old) well.  
Depth 28 ft. Gallons Per Minute 15 Date Drilled 9/24/90 month/day/year  
If Yes, contact your area field office as you may be able to file a change in point of diversion and retain the priority date of the old well.
5. Will this development be used in combination with another well? ☐ Yes ☒ No  
If Yes, what is the combined appropriation? \_\_\_\_\_ Gallons Per Minute
6. POINT OF DIVERSION: (Your legal land description may be obtained from your deed, county assessor, or clerk and recorder. Complete the following and attach an aerial photo or survey map, if available, showing the location of your well or development and your place of use.) Maps are available at your Water Rights Bureau field office.  
SW 1/4 SE 1/4 NE 1/4 Section 24 Township 2 N N/S, Range 27 E EW, Yellowstone County.  
(and when applicable)  
Government Lot \_\_\_\_\_, or Lot \_\_\_\_\_, Block \_\_\_\_\_, Subdivision Name \_\_\_\_\_  
Tract Number \_\_\_\_\_
7. PLACE OF USE: (If more than two places of use, attach additional sheets. If same as the point of diversion, CHECK ☐.)  
SW 1/4 SE 1/4 NE 1/4 Section 24 Township 2 N N/S, Range 27 E EW, Yellowstone County.  
\_\_\_\_\_  
\_\_\_\_\_  
(and when applicable)  
Government Lot \_\_\_\_\_, or Lot \_\_\_\_\_, Block \_\_\_\_\_, Subdivision Name \_\_\_\_\_  
Tract Number \_\_\_\_\_
8. PURPOSE AND PERIOD OF USE:
- ☒ DOMESTIC: Number of homes currently using water from the development for household purposes DNE  
Year around use ☒ Yes ☐ No  
If No \_\_\_\_\_ to \_\_\_\_\_ inclusive of each year.  
month/day month/day
- ☒ IRRIGATION: Lawn and garden; ☒ Yes ☐ No If yes, is combined acreage 1/4 acre or less? ☒ Yes ☐ No  
If no indicate total acreage \_\_\_\_\_ acres  
Other, \_\_\_\_\_ type \_\_\_\_\_ acres  
Period of Use \_\_\_\_\_ to \_\_\_\_\_ inclusive of each year.  
month/day month/day
- ☐ STOCK: Number and type \_\_\_\_\_  
Year around use ☐ Yes ☐ No; If No \_\_\_\_\_ to \_\_\_\_\_ inclusive of each year.  
month/day month/day
- ☐ OTHER: Describe the purpose of use \_\_\_\_\_  
Amount of water used \_\_\_\_\_ gal/day; Year around use ☐ Yes ☐ No  
If No \_\_\_\_\_ to \_\_\_\_\_ inclusive of each year.  
month/day month/day
9. REMARKS: (Use this space for additional information, if needed, to describe development.)

**10. AFFIDAVIT OF OWNERSHIP OR WRITTEN CONSENT:**

The Appropriator hereby certifies that he (she) has a possessory interest in the property where the water is to be put to a beneficial use and exclusive property rights in the groundwater development or the written consent of the person with those property rights.

Appropriator's Signature: Robert G. Hill Date: 1-23-91

\_\_\_\_\_  
Date: 1-27-91

Subscribed and sworn before me this 23 day of (JANUARY), 19 91

Signature Jana Lee Grant

Notary for the State of MONTANA

Residing at BILLINGS

My commission expires 3-18-91

**MONTANA DEPARTMENT OF NATURAL RESOURCES & CONSERVATION**

**1520 EAST SIXTH AVENUE**

**HELENA, MONTANA 59620-2301**

**444-6610**

# DNRC

# DNRC

and the water has been used beneficially for the intended purpose

DEPARTMENT OF NATURAL  
RESOURCES AND CONSERVATION  
BILLINGS WATER RIGHTS FIELD OFFICE

77105-43Q



STAN STEPHENS, GOVERNOR

1537 AVENUE D — SUITE 105

STATE OF MONTANA

(406) 657-2105

January 25, 1991

BILLINGS, MONTANA 59102

Dear Water Right Claimant:

RE: Notice of Completion File No. 077105-g43Q (Charles & Deborah Eisele)

In order to properly process your Notice of Completion of Ground-Water Development for issuance of a Certificate of Water Right, the following information must be completed:

\_\_\_ \$10.00 filing fee (make check or money order payable to DNRC).

\_\_\_ Date development completed.

\_\_\_ Will this well be used in combination with another well? \_\_\_ Yes \_\_\_ No  
If Yes, what is the combined appropriation? \_\_\_ Gallons Per Minute

\_\_\_ Actual pumping rate in gallons per minute.

\_\_\_ Land description for point of withdrawal must be exact. When designating quarter (1/4) sections, please include at least two. If more than one lot is owned, list only the lot on which the well is located.

Is it in Section 13 or Section 14?

1/4 SE 1/4 NE 1/4, Section 13/14, Township 2 N/S, Range 27 E/W, Yellowstone County  
Lot \_\_, Block \_\_, Subdivision or Addition \_\_  
(this information may be obtained from deed, tax statement, or county assessor)

\_\_\_ Land description for place of use.

1/4 1/4 1/4, Section \_\_, Township \_\_ N/S, Range \_\_ E/W, \_\_ County  
Lot \_\_, Block \_\_, Subdivision or Addition \_\_

\_\_\_ Your notarized signature on the Affidavit of Ownership or Written Consent.

PURPOSE AND PERIOD OF USE (Check appropriate use(s)).

\_\_\_ Domestic: No. of homes currently supplied \_\_\_  
from \_\_\_ to \_\_\_ inclusive, of each year.  
month/day month/day

\_\_\_ Stock: Approximate maximum number and type of livestock \_\_\_  
from \_\_\_ to \_\_\_ inclusive, of each year.  
month/day month/day

(See other side)



\_\_\_ Irrigation: Lawn and garden irrigated in excess of 1/4 acre \_\_\_  
Other; type of crop; \_\_\_ No. of Acres; \_\_\_  
from \_\_\_ month/day \_\_\_ to \_\_\_ month/day \_\_\_ inclusive, of each year.

\_\_\_ Other: Describe purpose of use \_\_\_  
Amount of water used \_\_\_ Gal/day  
from \_\_\_ month/day \_\_\_ to \_\_\_ month/day \_\_\_ inclusive, of each year.

Upon receipt of this information, we will continue processing your Notice. Please respond within 30 days after the date of this letter. If we do not hear from you within the allowed time, we will assume you wish us to discontinue processing your file; in which case your file will be terminated, and no Certificate of Water Right will be issued.

If you have any questions, please feel free to contact me at 657-2105.

Sincerely,

*Karla Bernhoft*

WATER RIGHTS BUREAU  
1537 Avenue D, Suite 105  
Billings, MT 59102



Listing

<b>Farm and Ranch</b>		<b>1704 N 2nd Road</b>		<b>LP ↑\$2,400,000</b>	
<b>ML# 322155 Active</b>		<b>Huntley, MT 59037</b>		<b>OrgLP \$0</b>	
Type:	<b>Ranch</b>	Total SqFt:	<b>2,483</b>		
Style:	<b>Ranch</b>	LP/SqFt:	<b>\$967</b>		
Area:	<b>(10)</b>	Beds Lower:	<b>1</b>		
	<b>Shepherd;Huntley;Ballatine;Worden;Pc</b>	Beds Up:	<b>2</b>		
	<b>Pillar</b>				
County:	<b>Yellowstone</b>	Full Baths:	<b>2</b>		
Ranch Name:		Half Baths:	<b>1</b>		
Miles to School:		Year Built:	<b>1990</b>		
Miles to Paved Rd:		Tot Acres:	<b>151.00</b>		
Miles to Gravel Rd:		Leased Acres:			
Built Info:	<b>Existing</b>	Deeded Acres:	<b>151.00</b>		
Siding:	<b>Hardboard</b>	Improvements:	<b>Yes</b>		
Garage:	<b>2 / Attached</b>				
Taxes:	<b>\$3,998</b>	Annual SID:	<b>\$0</b>	SID Payoff:	<b>\$0</b>
Tax ID:	<b>D07588</b>				
Description:	<b>Last of it's Kind! 151+- Acre Ranch on the Yellowstone River surrounded by state land._Property is set up for a year round cattle operation_ NEW Siding,Windows, Roof &amp; Deck_3 Frost Free Spigots_2 Wells_Natural Spring_Under Ground Sprinklers_</b>				
Imprvmnt/Land:					
Comments:					
Public Remarks:	<b>This is one of the last 151 Acre Ranches on the Yellowstone River surrounded by state land. They are not making anymore of these properties &amp; they are so hard to find these days_Settled in creek bottom amongst cottonwood trees w/an abundant amount of water running through the ranch that attracts Ducks, Geese, Whitetail Bucks, Mule Deer, &amp; Pheasant_77 acres consist of River frontage &amp; your own private side channel to the river_This property is set up for a year round cattle operation_ 3 Bed, 3 Bath , 2,500+- Sqft. Custom Home w/ Bonus room above the garage_One level living w/ laundry room off the kitchen &amp; Master Bedroom on the main floor_ Roping arena, horse stalls, tack room and other outbuildings_Location is prime being only minutes from downtown Billings, the hospitals &amp; shopping_You will love the privacy &amp; seclusion complete w/security gates &amp; a long driveway back to your home</b>				
Private Remarks:	<b>Min 24HR notice_agent must accompany all showings_Buyers and their agents to verify all info_</b>				
Directions:					
	<u>Crop</u>	<u>Hay</u>	<u>Irrigated</u>	<u>Pasture</u>	<u>Crop</u>
Deeded:					
Leased:		<b>60</b>			
					<b>151.00</b>
Township:	Range:				
Legal Description:	<b>All parcels TBD by Title Company_ S24, T02 N, R27 E, C.O.S. 2703, PARCEL 1</b>				
Heating:	<b>Gas Forced Air, Propane</b>		Cooling:	<b>Central</b>	
Electric:	<b>Yes</b>		Gas:		
Water:	<b>Well</b>		Phone:	<b>Yes</b>	
Features:	<b>Appliances, Deck, Fireplace</b>		Disclosure:	<b>On File</b>	
List Agent:	<b>Tannis Kramer (tkramer125)</b>		LAgt Ph:	<b>406-671-4619</b>	LAgt Cell: <b>406-671-4619</b>
	<b>RRE-BRO-LIC-14330</b>				
List Office:	<b>Western Skies Real Estate (WSRE01)</b>		LOfc Ph:	<b>406-591-5889</b>	SOC: <b>2.5</b>
Owner:	<b>Owner of Record 406-671-4619</b>		Occupant:	<b>Owner of Record</b>	<b>406-671-4619</b>
Show Instr:	<b>Agent Must Accompany, Appointment Needed, See Remarks</b>		IDD:	<b>Yes</b>	Lock Box: <b>N</b>
Finance Type:			List Date:	<b>08/16/2021</b>	Expire Date: <b>08/16/2022</b>
Possession:	<b>At Completion</b>		DOM:		
Virtual Tour:	<b><a href="https://www.propertypanorama.com/instaview/bmt/322155">https://www.propertypanorama.com/instaview/bmt/322155</a></b>				