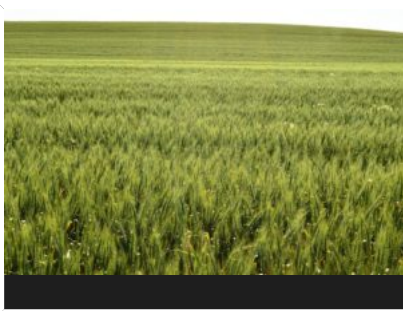




FOR MORE INFORMATION, PLEASE CALL  
(406) 259-2544

## FLAT WILLOW UNIT TWO

\$3,695,000.00



# FLAT WILLOW UNIT TWO

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**Acreage:** 5,591

The Flat Willow Unit Two is a productive farm and ranch property that would make a great addition to a larger operation or a standalone unit that could easily be operated during the growing season and give the new owner the option of closing down during the winter months.

## **Location**

Flat Willow Unit Two is located 75 miles north of Billings and 65 miles southeast of Lewistown. The smaller communities of Roundup and Grass Ranch provide many essential services and are located approximately 30 miles from the ranch which can be accessed by North Gage Road from the south or Colony Road and Colony Way from the north.

## **Acreage Breakdown**

4,250 Tilled Acres +/- Dry Crop, CRP and Hay Production 1,300 Acres +/- Native Range 41 Acres BLM

## **Improvements**

The Flat Willow Ranch Unit Two is minimally improved, there is a perimeter fence and cross fences along with a well, water pipeline, water storage tank and three reservoirs.

## **General Operation**

Flat Willow Unit Two soils are mostly silty loams and clays that are well suited for some crop production. The tilled land has been used for wheat, hay production and other small grain production in recent years but this area has seen some peas, lentils and specialty crops introduced over the last several years.

## **Water Resources**

There are three reservoirs on the property and four filed water rights that will transfer with the sale of the property, one of which is a ground water certificate for a productive well.

## **Wildlife Resources**

Mule deer and whitetail deer are found on the ranch along with pronghorn antelope and upland game birds.

## **Taxes**

\$6717.77 in 2018.

## **Additional Information**

There may be variations between the deeded property lines and the location of existing fences on Flat Willow Unit Two. The seller makes no warranties in regards to the location of the fence lines in relationship to the deeded property lines, nor does Seller make any warranties or representations with regard to specific acreage within the fenced property lines.

## ***Disclaimer notice.***

***Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction.***