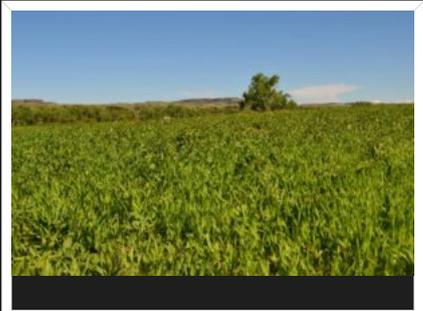




FOR MORE INFORMATION, PLEASE CALL
(406) 259-2544

PRYOR CREEK RANCH

\$599,000.00



PRYOR CREEK RANCH

Acreage: 158

The Pryor Creek Ranch provides a unique opportunity for that buyer looking to purchase a ranch conveniently located 10 miles outside of Billings, MT. The property consists of approx 158 acres of which 46 acres are in a spring grain and 34 acres are in a flood irrigated alfalfa/grass mix. A unique building site gives way to a mile of cottonwood creek bottoms along Pryor Creek, productive fields, high recreational values for the avid hunter, and the ability to Tee off on a 36 hole golf course just minutes from your property.

Location

One of this properties greatest attributes is its location. Comfortably situated just two and a half miles north of Interstate 90 and approximately 4 miles south of Interstate 94, the new owner can easily find themselves in downtown Billings, MT within ten minutes.

Acreage Breakdown

158 Deeded

General Operation

The current owners are not actively farming the ranch, and have leased out the crop ground for 2018. Our FSA maps show the current tenant has approx 46.25 acres planted to a spring grain and approx 33.59 acres to an alfalfa/grass mix.

Recreational Considerations

The property has just under one mile of Pryor Creek frontage, providing excellent habitat for healthy populations of pheasants, turkeys, geese, whitetail deer and mule deer. Although not regularly seen, there have been a number of black bears that frequent the Pryor Creek frontage.

Taxes

\$450

Water Rights

The DNRC Water Query System shows a record of 61.60 active water rights.

Mineral Rights

All Minerals owned by seller transfers at closing.

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.