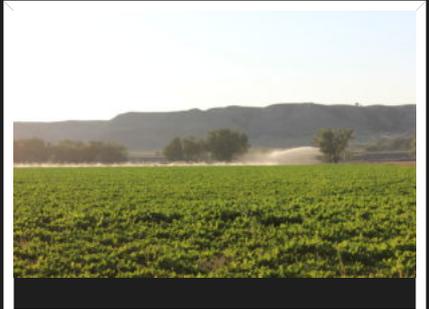
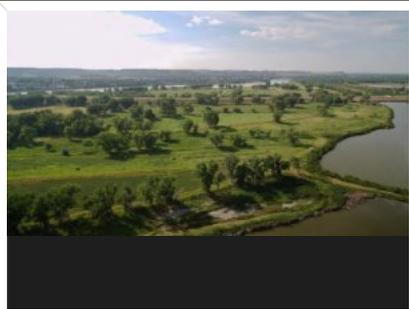




FOR MORE INFORMATION, PLEASE CALL
(406) 259-2544

YELLOWSTONE RIVER FARM

\$2,850,000.00



YELLOWSTONE RIVER FARM

Acreage: 850

The Yellowstone River Farm is an exceptional property located just on the outskirts of Glendive, MT. The farm boasts a wonderfully landscaped yard with underground sprinklers, corals, barn, shop, and more. It is as neat and clean as they come, a testament to the care and effort put into the farm by the current tenant and groundskeeper. The farm has historically produced corn, beets, and alfalfa, while other crop varieties in the mix have been beans, millet, peas, and barley. Recreationally, this farm has outstanding populations of white tail deer, pheasants, turkeys, geese, ducks and more.

Location

The farm is located on the western banks of the Yellowstone River in Glendive, MT. The farm stretches approximately 3 miles north from I-94. The western border of the farm is Highway 16 and the eastern border is the Yellowstone River. Glendive is the county seat of Dawson County, offering all the basic services such as banks, hospitals, dining, shopping, museums, and access to Montana's largest and USA Today's voted #1 state park, Makoshika State Park. There is an airport that commutes between Billings, MT, Montana's largest city, and Glendive daily.

Acreage Breakdown

849.66 Total Acres 335.36 Irrigated Acres 509 Grazing Acres

Leases and Permits

There is a small BLM lease with the property. Currently, there is a year-to-year lease with the tenant and the home is also rented out on a month-to-month term.

Improvements

This farm has everything one could want in a property along the river: lush landscaping, multiple outbuildings, heated shop, steel corals, high fenced hay yard, and a nice modular home on a foundation overlooking it all! You must see the headquarters to appreciate the care the groundskeeper puts into the farm.

General Operation

The Yellowstone River Farm has been managed by a tenant who is a true steward of the land. The pride and care exhibited on the farm becomes evident within a short drive through the property. The farm has a pivot covering over 90 acres, and the remainder of the irrigated land is flood irrigated. Crops grown in this region include: corn, beets, alfalfa, wheat, barley, millet, beans, and peas. The grazing ground has been left untouched by domestic livestock for years, leaving the pasture and timbered lands abundant with wildlife.

Water Resources

The farm has outstanding and reliable water rights dating back to 1963. Two water rights out of the river, one well, and if one wanted there is a right to pull water out of one of the ponds on the farm. Also, there is an artesian well located on the property.

Fishery Resources

The Yellowstone River proves excellent fishing opportunities. Glendive is world renowned for its paddle fishing, where each spring anglers travel from far and wide to try their luck at snagging a Paddlefish. This pre-historic fish can exceed 100 lbs. Other fish that are sought after in the river here are walleye, sauger, channel catfish, and northern pike to name a few.

Recreational Considerations

Eastern Montana is home to a large population of white tail deer, and this property has a large resident herd that is getting stronger every year. You can hunt them in the fall and pick their sheds in the spring. The farm is capable of harboring bucks up to and beyond 170", with 140"-150" bucks seen annually. The region has also produced some 190" white tail in years past. Each spring and fall you can also pursue the staggering population of turkeys that call this place home. When the Cottonwood and Ash trees begin to show the years end, and turn their deep reds and yellows, it's time to get out the dogs and unveil the un-believable pheasant hunting on the property. Migratory birds such as ducks and geese can also be found in and out of the ponds and waterways.

Taxes

~\$4,319

Water Rights

There are 4 recorded rights. Additionally, there is access to Buffalo Rapids ditch rights if one so desired.

Mineral Rights

Mineral and gravel rights will be retained by the seller.

Broker Comments

This property can really serve a wide range of operational lifestyles. Whether it be a small registered herd, production base for an existing operation, or recreational get-away, the Yellowstone River Farm is a must see. With great access to local markets, it is well positioned to help you maximize your logistical efforts.

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.