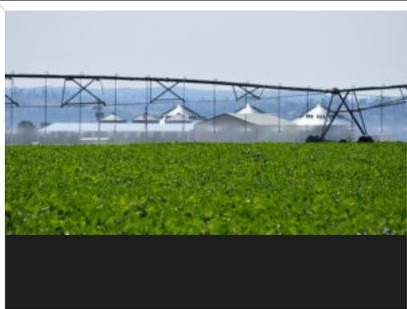




FOR MORE INFORMATION, PLEASE CALL
(406) 259-2544

BIG HORN PIVOT FARM

\$3,900,000.00



BIG HORN PIVOT FARM

Acreage: 936

Conveniently located just off Interstate 94 sits this 936 acre Montana farm. Approximately 607 irrigated acres with 542 acres being under pivot and an additional 149 dryland acres that could be irrigated. With the access, location and ample water, this truly is a prime piece of farm ground found in an area where farm ground is hard to come by.

Location

Conveniently located just off Interstate 94, and 55 miles from Montana's largest city, the Bighorn Pivot Farm provides an ideal location for the producer looking to move commodities throughout Montana.

Acreage Breakdown

A total of 927 Deeded Acres of which 607 acres are irrigated, with 542 under pivot and the remaining 66 irrigated acres being wheel line. There is an additional 155 acres of dryland with enough water rights to irrigate as well.

General Operation

The farm has five pivots that irrigate the majority of the irrigated fields with the remaining irrigated farm ground being watered by wheel lines. The soils found on this property are some of the best soils in the region. The farm provides amenities that are extremely hard to find in today's market, ample amount of water, easy access and location!

Recreational Considerations

The Bighorn Pivot Farm is location in a major fly way for water fowl and the with the Big Horn River, being a tailwater located near by, the river provides open water for birds during winter months. So for the avid bird hunter, the Bighorn Pivot Farm is just about as good as it gets. Geese, ducks, pheasants, turkeys, whitetail deer, mule deer and the occasional elk can all be seen on the farm.

Water Rights

The Bighorn Pivot Farm's water is provided by both the Victory Irrigation and the Yellowstone Conservation District. For further details in regards to the water rights and or shares, please feel free to contact our office

Mineral Rights

All mineral rights currently owned by the seller will transfer 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.