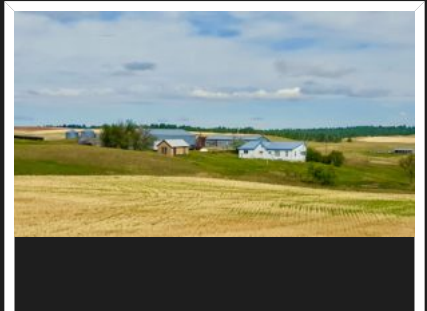
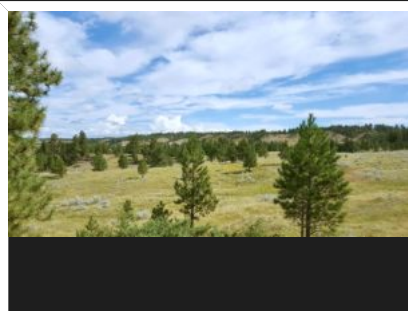
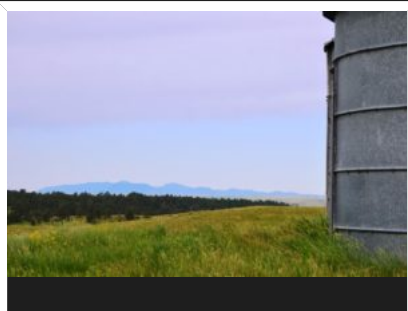




FOR MORE INFORMATION, PLEASE CALL  
(406) 259-2544

# BOLSTAD FARM AND RANCH

\$1,800,000.00



# BOLSTAD FARM AND RANCH

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**Acreage:** 2,286

Premier Intermountain Properties is excited to add a central Montana farm and ranch to our listing portfolio. The Bolstad Farm and Ranch is located just west of the historic town of Winifred, a proud and friendly community since 1913.

## Location

Winifred is just 40 miles north of Lewistown, which is the economic hub of this area with a population of 6500. Great Falls is 160 miles to the west and Billings is 170 miles to the south, both of these major cities have commercial air service, excellent shopping, dining, and great medical facilities.

## Acreage Breakdown

Approximately 1050 acres are presently under cultivation and crop production. The remaining acres are native range and improved pasture, most of which is utilized as pasture or for hay production.

## Improvements

The improvements on the Bolstad Farm and Ranch include two homes; one contains 4 bedrooms and two baths, the other three bedrooms and one bath. There are various outbuildings comprising of older wood frame buildings, storage sheds, shops, and a number of grain bins.

## General Operation

The Bolstad Farm and Ranch consists of 2286 total acres. Approximately 1050 acres are presently under cultivation and crop production. The remaining acres are native range and improved pasture, most of which is utilized as pasture or for hay production. The property has been leased to a neighbor for a number of years and he has been a very good steward of the land.

## Wildlife Resources

Recreational opportunities are endless as the Bolstad Farm and Ranch is home to mule deer, whitetail deer, antelope, grouse, pheasants, Hungarian partridge, ducks, geese and the occasional elk. In addition, the Missouri River Breaks are known for being home to trophy bull elk and world class bighorn sheep. The nearby Missouri and Judith Rivers provide the opportunity to fish for many varieties of fish including trout, walleye, pike and paddle fish. The breaks are just a short drive away with endless hiking and exploring possibilities. The Moccasins, Judiths, Belts, Highwoods, Bear Paws, Little Rockies, and Square Butte are all highly visible from the Bolstad Farm and Ranch.

## Taxes

\$4,383

## Water Rights

All water rights 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.***