

\$27,059 of CRP income



Total Deeded Acres: 1694+/- acres

Improvements: Well ;Electricity; reservoirs

Water: Well and Reservoirs

Taxes: \$4,159

Property Address

**10 Miles South East of Malta
on Harb Road**

\$1,100,000

List #211FL

Missouri River Realty ~ 47177 US Highway 2 ~ Malta, MT 59538 ~ 406-654-2273

www.MissouriRiverRealty.com



North Parcel

Total Acreage: 428+/-

.Tillable 406+/- (CRP)

.Grazing 9+/- (Irrigated)

Combination of farm land and pasture land.

Improvements: Well and Electricity

Water: Well

CRP: 406.6 acres @ \$32 = \$13,011

(until 2023)



South Parcel

Total Acreage: 1266+/-

. Tillable 439+/- (CRP)

. Grazing 826+/-

Farm land

Water: 4 reservoirs

CRP: 439 acres @ \$32 = \$14,048

(until 2023)

Comments: \$27,059 of income off this 1694+/- acre farm ranch combo with 946 acres of CRP contract through 9-30-2023. The two parcels are just 3 miles apart on the upper Harb Road. One Parcel has 9 acres of irrigated acres. Parcel has 406+/- of CRP and a well. The second parcel has 439+/- acres of CRP fenced away from a pasture with several reservoirs for stock water. The CRP contract allow grazing every other year so its perfect for rotation.

