

# MISSOURI RIVER REALTY



Parcel 1



Parcel 2



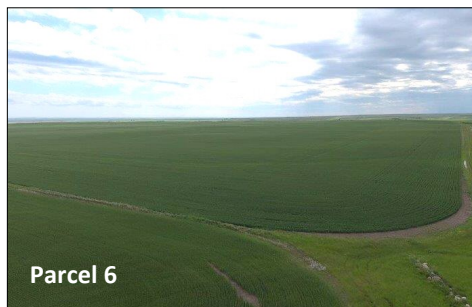
Parcel 3



Parcel 4



Parcel 5



Parcel 6



Parcel 7

**Total Acres: 5,000 (4,480 deeded and 520 leased)**  
**Cropland 3,140 +/- acres, Native Grass 1,860.4 +/- acres**

**Productive Farm/Ranch located in Northeastern Montana North of Wolf Point. This farm/ranch may be purchased in total or in individual parcels. Possible additional acres available.**

The information contained herein was obtained from the owner and the other sources deemed reliable but is not guaranteed. Prospective buyers are advised to examine the facts to their own satisfaction.

## Property Address

**Northeastern Montana  
North of Wolf Point, Montana**

**\$3,061,000**

**List #402PF**

**Missouri River Realty ~ 111 3rd. St. So./Fort Peck Hwy.~ Glasgow, MT 59230~ 406-228-2273**

**[www.MissouriRiverRealty.com](http://www.MissouriRiverRealty.com)**

## Peterson Farms Listing #402PF

**Parcel 1:** 1,120 total acres (960 deeded acres and 160 leased), Cropland 257.5 acres, Native Grass 862.5 acres

This parcel is fenced and cross fenced with several excellent water sources including springs, spring fed dams and tanks.

**Asking price:** \$575,000

**Parcel 2:** 560 total acres (480 deeded and 80 leased), Cropland 520.9 acres, Native Grass 39.1 acres

This parcel is partially fenced and has adequate water supply so could be used for fall grazing if fencing was completed.

**Asking price:** \$340,000

**Parcel 3:** 2,480 total acres (2,200 deeded and 280 leased), Cropland 1,658.9 acres, Native Grass 821.1 acres native grass

This parcel is fenced with many excellent water sources including springs and spring fed dams.

**Asking price:** \$1,500,000

**Parcel 4:** 480 total acres, Cropland 441.7 acres, Native Grass 38.3 acres

**Asking price:** \$340,000

**Parcel 5:** 160 total acres, Cropland 63.8 acres currently seeded to grass, Native Grass 96.2 acres  
This property is fenced and has water for livestock. 40 x 60 building, 40 x 72 building.

**Asking price:** \$120,000

**Parcel 6:** 160 total acres, Cropland 157.3 acres

**Asking price:** \$136,000

**Parcel 7:** 40 total acres, Cropland 39.5 acres

This parcel is located just 3.5 miles east of Wolf Point on the South side of Hwy 2. This could be a potential home site.

**Asking price:** \$50,000

