



Productive Farm/Ranch for sale located approximately 16 miles South West of Brockway Montana. This property is in one contiguous block and would be a great addition to an existing operation or as an investment. Property has county road access and power. Call for more information!

**Total Acres: 5,393+/-**

- Deeded 4,753 (1,959 cropland, 919 expired CRP, 1,059 CRP, 816 native grass)
- Lease 640 (502 cropland, 138 native grass)
- CRP expires in 2022 with an annual payment of \$28,388

**Improvements:** 50 x 100 Quonset, 12,000-bushel grain storage

**Water:** 2 water wells and pipeline

**2017 Taxes:** \$15,384

## Property Location

**16 miles Southwest  
Brockway, Montana**

**3,500,000**

**List #404KH**

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.

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