



# LR Ranch

**Total Acres: 5,663+/-**  
**(5,023 acres deeded, 640 acres state lease)**  
**3,908 acres crop land**  
**Asking price for all \$3,700,000**

**Parcel 1:**  
**Ranch 7.5 miles NW of Jordan - \$3,400,000**  
**5165 acres total (4,525 deeded, 640 state lease)**  
**3,676 acres crop land (1985 currently farmed balance is expired CRP)**  
**130,000 bushel grain storage (10-10,000 bushel bins and 1-30,000 bushel bin)**  
**Numerous other outbuildings, 3 wells, reservoir for irrigation, pipe line for stock water, hay meadows, perimeter fenced, good access**  
**Over 3.5 miles of Vail Creek crosses the property from NW to SE. Vail Creek is known for the best white tail deer hunting in Garfield county**

## **Property Address**

**7.5 miles NW**  
**Jordan, Montana**

**\$3,700,000**

**List #485LRR**

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.

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

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



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**Parcel 2:**

**Ranch 1/2 mile NW of Jordan- \$525,000**

**498 acres total**

**232 acres crop land**

**Property fronts both Brusett Highway and Hell Creek Road**

**Potential for commercial use or residential subdivision**

**Would sell 50 acres along Hell Creek Road separately for \$3,000/acre.**

**Possible additional acres available**

**Parcel 3:**

**House located at 431 Attix St. Jordan- \$135,000**

**Built 1945, remodeled 1990**

**Total 2,2092+/- sq. ft.**

**Main: 1,612+/- sq. ft.**

**Basement 480+/- sq. ft. utility only**



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**Farm/Ranch**

**Residential**

**Investment**

**Commercial**

**Recreational**