



## L R Ranch

**Total Acres:** 5,623+/-

- 640 acres state lease
- 4,983 acres deeded
  - 3,908+/- acres crop land
  - 1,075+/- Grazing

**Parcel 1:** Total Acres: 5,165+/-

- 640+/- state lease
- 4,525+/- deeded
  - 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

Located 7.5 miles NW of Jordan

**Property Address**

**Jordan, Montana**

**\$3,700,000**

**List #485LRR**



**Parcel 2: 458+/- acres total**

- 232+/- acres crop land
- 226+/- acre grazing
- Property fronts both Brusett Highway and Hell Creek Road
- Potential for commercial use or residential subdivision
- Possible additional acres available

**Located 1/2 mile NW of Jordan**

*Sellers may be willing to sell 50+/- acres along Hell Creek Road separately for \$3,000/acre.*

**List #485LRR**

**Parcel 3: Home (May Be Available Separately)**

- Lot size 80 x 175
- Built 1945, remodeled 2005
- Total 2,092+/- sq. ft.
  - Main: 1,612+/- sq. ft.
  - Basement 480+/- sq. ft. utility only
- 1 bedroom 1 bathroom
- Double attached garage 925+/- sq. ft.

**431 Attix St. Jordan Asking \$135,000**



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.

**Farm/Ranch**

**Residential**

**Investment**

**Commercial**

**Recreational**