



**OFFICE LOCATION:**  
111 3rd. St. South  
Glasgow, Montana  
406-228-2273 office

**PROPERTY LOCATION:**  
30 miles NW of Great Falls, Mt.

**ASKING PRICE: \$680,000**

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

**General Information**

**LOCATION:** ... 30 miles NW of Great Falls, MT  
or 5 miles West of Power, Mt

**TOTAL ACREAGE:** ..... 663.5+/-  
CRP ..... 469.6+/-  
Native grass ..... 193.9+/-

**ANNUAL CRP:** ..... \$18,211.00  
thru 2018

**BLOCK MANAGEMENT PMT:** .....\$2,600+/-

**TERRAIN:** ..... Flat to rolling hills

**EXTRAS:** ... Pheasant Hunting, Potential for  
future wind contract (currently wind towers  
within 3 miles of property)

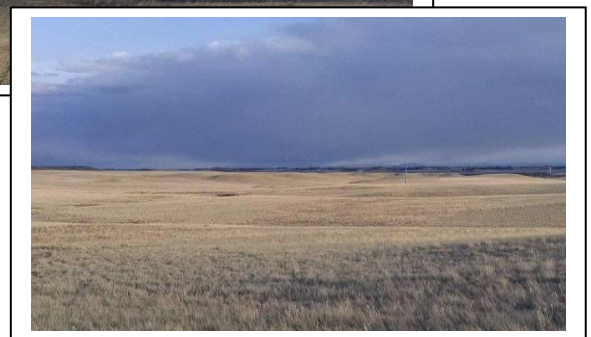
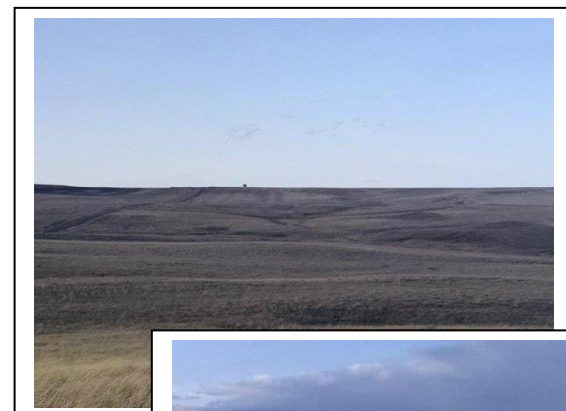
**2015 TAXES (Estimate):** ..... \$1,500.00

**ASKING PRICE:** ..... \$680,000



**Listing # 718RE**

663+/- acres located approximately 30 miles Northwest of Great Falls Montana. 469+/- acres under CRP contract thru 2018 with an annual payment of \$18,211. Property has several small drainages with excellent pheasant habitat and holds a good population of pheasants. Potential for future wind contract on property.



The information contained herein was obtained from the owner and 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**