

SCOTT WESTERN REALTY

MONTANA HOMES, FARMS AND RANCHES



BIG HORN RIVER PREMIER IRRIGATED FARM & RANCH/ WORLD FAMOUS TROUT STREAM



LOCATION: Prime location for a resident farmer and rancher; or a week-end commuter from anywhere. You are just fifty three miles from Logan International Airport, Billings, MT. There are not too many of these nice sized properties on the river. And they don't sell very often. This Big Horn River



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Description:

This 433 Acre (all deeded) farm and ranch property is currently a picturesque and productive cattle ranch with everything: river-bottom and irrigated pasture; a good irrigated hay-base; an excellent set of working corrals; very good fences; and a comfortable , older home and other outbuildings (barn and grain storage). Irrigation water is free-flowing from the canal and distributed by private ditches and gated pipe to the fields. River-bottom pastures are very well watered and include an optimum mix of natural timber, brush, and excellent native and improved grass-lands. The Big Horn River makes up the complete Eastern border of this property. There is no better habitat, anywhere, for game birds, deer, and trout fishing. Bonuses are a private island (game preserve); numerous hawks and eagles that nest on or near the ranch; and privacy.

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ACREAGE: 433 Acres (all deeded)

WATER RIGHTS: Water rights on wells are filed as required with the DNRC for Domestic and livestock use. Two Leggins Canal-287 shares (water \$7/share/year = \$2009/yr plus \$11.94 admin = \$2021/yr total water cost).

CLIMATE: Mean annual precipitation is 12"-14" according to the Climate Atlas of Montana.

REAL ESTATE TAXES: \$1,554 (2010)
LEGAL DESCRIPTION: On Request.

PRICE: \$1,800,000



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NOTICE: This offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by the owner.

Information regarding land classifications, income and expenses, etc. are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee.



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