

Comanche Flats Pasture & Farm Broadview, Montana 59015

Scott Grosskopf



Member:

Landmark of Billings Inc.

1925 Grand Avenue, Ste. 143

Billings, MT 59102

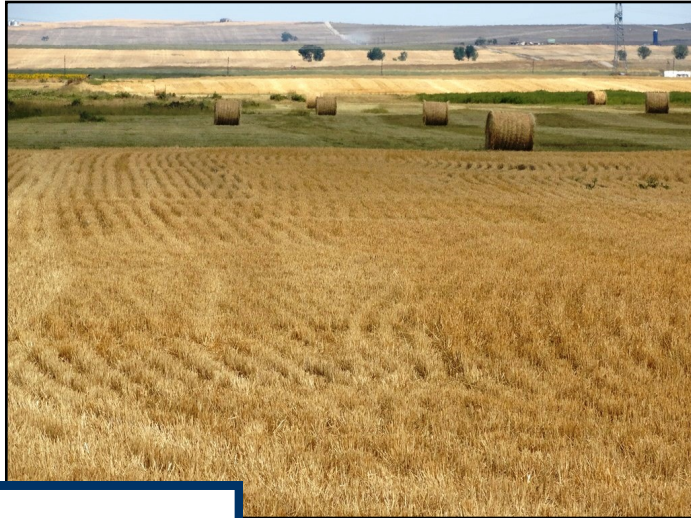
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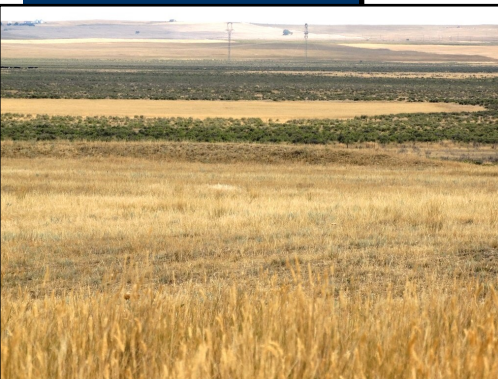
\$946,000

1,720 Acre Parcel!



Information herein deemed reliable, however, is not guaranteed. The sale offering is made subject to errors, omissions, change of price and prior sale and withdrawal without notice in accordance with the law. This property is offered without respect to race, color, creed, national origin or familial status.

Comanche Flats Pasture & Farm



LOCATION: 20 miles Northwest of Billings, Montana, in Yellowstone County.

DIRECTIONS: From Billings take Highway 3 north to Comanche, north end of Comanche take David Road, to the right head north. In one mile, David Road turns right into Berkley Road. You have arrived at the southwest corner of the property.

ACCESS: Comanche Flats Pasture & Farm has fantastic access from the east side off county maintained Van Sky Road. Southern border off county maintained Berkley Road and the west side from David Road.

AREA FEATURES: Comanche Flats Pasture & Farm is only minutes from Montana's largest city, Billings, which provides superior air service, restaurants, shopping, and medical.

ACREAGE BREAKDOWN: 1,720 +/- total acres.

- 1,340 Acres: Fenced into four separate units makes up the pasture.

- 380 Acres: Crop land

IMPROVEMENTS: Modest corrals with loading chute. Power at the corrals.

- Two wells, one windmill—one at corrals, electric

- Fenced / cross fenced

BROKER COMMENTS: Nice opportunity to find pasture close to town with great access and has water.

Farm ground provides opportunity to expand your hay base or seed back to grass.

This property would fit very well with the Buffalo Springs Ranch listing located only a mile to the east.

