

# Newman Irrigated Farm

Rosebud, MT

**\$150,000**

**Sonny Todd Real Estate**

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This acreage sets less than 5 miles from the Rosebud Hwy 94 exit on the Cartersville Road. The property consists of 13+/- acres of non irrigated and 17+/- acres flood irrigated. The property has a well and a septic system. It has fencing on all sides plus a division fence. Included in the price is an electric irrigation pump and gated irrigation pipe. \$150,000

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## Rosebud, MT

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**ROSEBUD COUNTY:** Located in southeastern Montana near the Wyoming border. The town of Rosebud parallels the south shore of the Yellowstone River, ten miles east of Forsyth on Interstate 94 and Route 446. Rosebud County was formed in 1901 from part of Custer County.

This area was explored by fur trappers and traders, with nearby Rosebud Creek (after which the town of Rosebud takes its name) especially popular for beaver.

This is also near the spot where Lt. Col. George Armstrong Custer camped along the banks of Rosebud Creek on the way to his ultimate defeat at the Battle of Little Bighorn in 1876. North of Rosebud on MT 446, Far West State Recreation Area, along Yellowstone River, offers swimming, fishing, boating (a boat ramp is provided) and tent camping.

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### Sonny Todd Real Estate

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