

Millhollin Farm
Cartersville, Montana 59327

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Member:

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\$875,000

Yellowstone River frontage!



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Millhollin Farm, Cartersville, MT

Additional Features



LOCATION: This river front farm is located approximately 10 miles east of Forsyth, MT. Excellent access off of Cartersville Road.

ACREAGE: 253 deeded acres

ACREAGE BREAKDOWN:

Approximately,

- 158 acres flood irrigated
- 90 acres of treed and grass river frontage
- 5 acres building site

IMPROVEMENTS : 2007 Friendship Encore mobile home, 16' x 76', 3 bedrooms, and deck. Attached bunk room off deck.

Single car garage, heated and insulated. Hot & cold water for fish and wildlife cleaning sink. Wood stove included.

Set of corrals and feeding area with automatic waterers.

WATER: Well at home site. Irrigation water out of Cartersville Irrigation District. 174 acres—annual cost \$1,747.00.

WILDLIFE CONSIDERATION: The farm has approximately three quarters of a mile of Yellowstone River frontage. Approximately 90 acres of cottonwood trees and brush. Ideal for whitetail deer and bird habitat. A rare find with good productive irrigated land.

REAL ESTATE TAXES: \$2,572.29 for 2014 including \$1,740.00 Cartersville Irrigated water cost.

PRICE: \$875,000

TERMS: Cash to seller.

