

CRP With a View
Choteau, Montana 59422

Richard L. Grosskopf



Member:

Landmark of Billings Inc.

1925 Grand Avenue, Ste. 143

Billings, MT 59102

Office: (406) 248-3101

Cell: (406) 860-1512

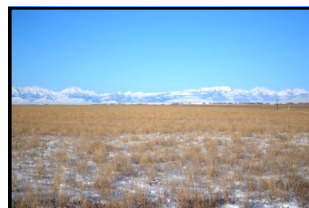
Dick@MontanaRanches.com

MontanaRanches.com



\$655,000

483.80 Acres!



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.

CRP, Choteau, MT

Additional Features

LOCATION: North of Choteau, Montana, just off Highway 89 and next to Spring Creek Bird Reserve. Fifty-six miles from Great Falls International Airport.

AREA FEATURES: Very near the Spring Creek and Freeze Out Bird Reserves. An hour from Glacier National Park and minutes from the Rocky Mountain Front Range.

Choteau, the county seat for Teton County, is a full service community and is 3.5 miles away.

CLIMATE: 14—16 inches rainfall, 110 day growing season, and in the Chinook Belt.

ACREAGE: Total acreage—483.80.

IMPROVEMENTS : None

WATER: Wells in the area average 30 feet.

REAL ESTATE TAXES: \$1,216.13 for 2014

PRICE: \$655,000

TERMS: Cash to seller.

BROKERS COMMENTS: Property has a CRP contract at \$40.00/acre until 2023. There is game all over and unrestricted views.

