

HEARTLAND

Laurel, Montana



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Heartland

LOCATION: 8 miles south of Laurel on Spring Creek Road. Also accessed off of River Road directly onto Spring Creek Road.

AREA FEATURES: Location perfect for access to Laurel and Billings and still be in the country. There are views of the Yellowstone and Clarks Fork Valley and the mountains.

High plateaus of cropland with deep canyons of grazing. Grazing and cropland fenced separately.

CLIMATE: The “South Hills” have the luxury of attracting more rain and snow and cooler growing seasons. Average rainfall is 14—16 inches for southern Yellowstone County.

WATER: Springs provide most of the stock water with the exception of one pipeline.

ACREAGE BREAKDOWN: Heartland can be purchased on three separate parcels or all in one. The land is separated by a county road for Parcel 1 and 2 and Parcel 3 is one and a half mile southeast.

Parcel 1—521.88 acres cropland & 65.87 acres grass

Parcel 2—658.00 acres cropland & 1,051.30 acres grass

Parcel 3—383.23 acres cropland & 63.91 acres grass

Total 1,563.11 acres cropland & 1,181.08 acres grass

Total Acres—2,744.19

WILDLIFE: Mule deer and upland birds

TAXES: To be determined

TERMS: Cash to seller.

PRICE; \$2,740,000.00

BROKER COMMENTS: Location, location, location best describes this property. The base yields are 37 bushel for wheat and 44 bushel on barley. The pressure for subdivision is evident with ranchettes neighboring.





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