

# ***THE WYNDY KNOLL FARM***

***Saint Xavier, Montana***



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## The Wyndy Knoll Farm

**LOCATION:** Wyndy Knoll is located between Saint Xavier and Fort Smith, Montana, off Highway 313 half mile west on Hawks Loop West in the Big Horn Valley in Big Horn County south of Hardin, Montana.

**AREA FEATURES:** The Big Horn River, a world class fishing stream—in the top five in the nation, runs within a half mile of the property.

Yellowtail Dam and Big Horn Canyon with fishing, recreation, and boating are a half hours drive from the property.

Little Horn Battlefield is thirty minutes from the property.

Hardin, the county seat, is 35 miles away and Billings with major shopping and full services is 80 miles.

**CLIMATE:** Semi-arid great plains with lots of sunshine, low humidity, moderate winds, and wide variation of temps. Average rainfall—approximately 15 inches. Frost free days—125.

**WATER:** There is no log for the well on the property. The log for existing wells in the section average 54' depth and produce an average of 20.5 gallons per minute.

The irrigation water is supplied via the Big Horn Diversion Canal. Irrigation supplier is the BIA and is \$19.00/acre applied to the taxes each year.

**IMPROVEMENTS:** There is a 1,392 sq. ft. ranch-style home built in 1958 with metal siding and roof, 3 bedrooms, 1 bath, electric and wood heat, 1,248 sq. ft. unfinished basement, and a single attached garage.

Horse barn & tack room

40' x 60' Quonset—storage & livestock

33' x 40' Quonset shop—cement floor & new roof





**ACREAGE:** 69.83 acres with 53 acres irrigated

**WILDLIFE:** Pheasants, waterfowl

**TAXES:** \$2,256.69 for 2011.

**TERMS:** Cash to seller.

**PRICE:** \$350,000.00

**BROKER COMMENTS:** A rare find to have acreage close to the Big Horn River with production and convenient access. Great views and located between the 3 & 13 mile fishing access.

A very diverse property with production, aesthetic views, recreation all around and simply a nice residence. The owners raise sheep, so property is fenced sheep tight.

Care for the property shows, but health reasons are influencing the sale of the property.



**NOTICE:** The information contained herein has been supplied by the owner to LANDMARK REALTORS and/or compiled by LANDMARK REALTORS from other sources believed to be reliable. All information contained herein is not guaranteed to be accurate, and the reader of this brochure should independently verify all such information, particularly the number of acres involved, the classifications of those acres, carrying capacity, estimates of production or yields, water rights, etc.