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It's All About the Water!



This property features a phenomenal deep well that produces 900 gpm! Almost 80 acres of irrigated hay ground with a newer house, barn and equipment shed. Enjoy beautiful views and lots of recreational opportunities in the area, such as fishing, hunting and skiing, as well as a neighboring golf course. Hot Springs and airport nearby (MLS#143975)



Hwy 89 South, White Sulphur Springs, MT Offered at \$450,000.



EMAIL: MARY@MARYACKERMANN.COM

MOBILE: 406.599.9889

This productive hay ground comes with phenomenal water rights!





| Approximate acreage (deeded) | 77.8 |
|------------------------------|-------|
| Taxes (2007) | \$700 |
| Approx sq ft of house | 576 |
| Year built | 1997 |

Additional features:

- 900 GPM well (that's 247 acre feet of water!)
- Hay ground is leased year to year tenant states 300 tons/yr
- One bedroom, 1 bath bungalow
- Electric & wood heat
- Property is perimeter fenced w/ barbed wire
- Beautiful mountain views
- Metal barn & equipment shed
- Golf Course just across the road
- Hot Springs and airport nearby





Enjoy the wide open spaces and unique geology of the White Sulphur Springs area









Well Log - 900 gpm

Hwy 89 South, White Sulphur Springs, Montana

02/11/98

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ACKNOWLEDGEMENT OF WATER RIGHT TRANSFER FROM
DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION STATE OF MONTANA

WATER RIGHT NUMBER 41J -W-206047-00

IF YOU HAVE QUESTIONS, PLEASE CONTACT YOUR LOCAL WATER RESOURCES REGIONAL OFFICE. LEWISTOWN REGIONAL OFFICE, 538-7459.

OWNERS:

PRIORITY DATE:

JUNE 1, 1961

FLOW RATE:

900.00 GALLONS PER MINUTE (G)

VOLUME:

247.00 ACRE FEET PER YEAR (AF)

CLIMATIC AREA: 4

SOURCE:

WELL

MAXIMUM ACRES:

76.30

PURPOSE:

USE

FLOW

VOLUME (AF) ACRES PERIOD OF USE

IRRIGATION

900.00 G

247.00

76.30

POINTS OF DIVERSION AND MEANS OF DIVERSION:

LOT BLK OTR SEC SEC TWP RGE COUNTY

NESESE 24 09% 06E MEAGHER

PLACE OF USE FOR IRRIGATION:

BLK GTR SEC SEC TWP RGE COUNTY

24 09N 06E MEAGHER

** TRANSFER OF OWNERSHIP:
UPON A CHANGE IN OWNERSHIP OF ALL OR ANY PORTION OF THIS
CLAIM, THE PARTIES TO THE TRANSFER SHALL FILE WITH THE
DEPARTMENT OF NATURAL RESOURCES AND CONSERVATON A WATER
RIGHT TRANSFER CERTIFICATE, FORM 608, PURSUANT TO
SECTION 85-2-424, MCA.

REMARKS: NOTICE OF WATER RIGHT TRANSFER RECEIVED 01/26/98.



Well Log - 50 gpm Hwy 89 South, White Sulphur Springs, Montana

| Site Name: GWIC Id: | | | | | | | Section 7: Well Test Data | | | | |
|---|--------|---|---------------|-------------|---|---------|--|---------------------------|--|---|--|
| - | | | | | | | | Total D | enth: | 124 | |
| Section 1: Well Owner | | | | | | | | | Lovel: 63 | | |
| Owne | r Nar | me | | | | | | | | erature: | |
| | | | | | | | | | | | |
| Mailing Address | | | | | | | | Air Test * | | | |
| City State Zip C | | | | Code | 50_gpm with drill stem set at _ feet for 1_hours. | | | | | | |
| WHITE | E SU | LPHUR SE | PRINGS | | MT | 596 | 45 | Time of recovery _ hours. | | | |
| | | | | | | | Recovery water level _feet. | | | | |
| Section | on 2 | : Locatio | n | | | | | Pumpi | ng wa | der level 102 feet. | |
| Toy | vnah | ip Ra | nge Se | ection | Qua | rter Se | ctions | | | | |
| - | Neo | 0 | BE SE | 24 | S | WX S | E¼. | | | | |
| | | County | 4 | | G | eocode | | | During the well test the discharge rate shall be as unifor | | |
| MEAG | HER | | | | | | | The second second | | This rate may or may not be the sustainable yield | |
| Latitude Longitude | | Ge | Geomethod | | Datum | | of the well. Sustainable yield does not include the reservoir of | | | | |
| 46. | 5215 | | 110.913161 | | RS-SE | 0 | NAD83 | the well casing | | ing. | |
| 199 | Altitu | de | Metho | d | Datur | m | Date a war a p | | | | |
| | | | | | | | | Section 8: Remarks | | | |
| Addition Block Lot | | | | | L | ot | Section 9: Well Log | | | | |
| | | | | | | | | Geolo | | | |
| | | | | | | | | Unass | - | | |
| Section 3: Proposed Use of Water DOMESTIC (1) | | | | | | | From | - | Description | | |
| | | | | | | | principalities | - | JOSEPH JANES BOOK JANE | | |
| 2 2 22 22 2007 | | | | | | | 0 | | TOPSOIL | | |
| Section 4: Type of Work | | | | | | | - 1 | 13 | SAND & GRAVEL | | |
| Drilling Method: ROTARY | | | | | | | 13 | 19 | CLAY | | |
| | | | | | | | | 10 | 33 | SAND GRAVEL & SILT | |
| Section 5: Well Completion Date Date well completed, Friday, October 07, 1994 | | | | | | | | 33 | 52 | CLAY | |
| Date Hell Colligiated, Friday, October 07, 1999 | | | | | | | | 52 | 89 | CLAY SAND & SILT | |
| Section 6: Well Construction Details | | | | | | | | 89 | 124 | SAND & GRAVEL | |
| 2000 | 700 | 0.0000000000000000000000000000000000000 | | ns assigned | | Wolf. | | - | _ | | |
| Casin | | | | | | | | - | - | | |
| | | | Wall | Pressure | | | | - | | | |
| From | To | Diameter | Thicknes | | Joint | Type | | | | | |
| 2 | 124 | 6 | | _ | | STEEL | | | | | |
| There | pro - | n complet | on paranda | assigned ! | In this w | ell | | | | | |
| 1114 | *** | Carlo de la carlo | /Crout/Pa | | o dies in | Van- | | | | | |
| | ar oy | pace (Jean | Cont | -ner/ | | | | | | | |
| Annui | | Description | on Fed? | | | | | | - | | |
| | To | | with It was 1 | | | | | | | | |
| From | - | | TE | | | | | | | | |
| | - | BENTON | TE | | | | | | | fication | |
| From | - | | TE | | | | | All wor | k per | fication formed and reported in this well log is in with the Montana well construction standards. | |

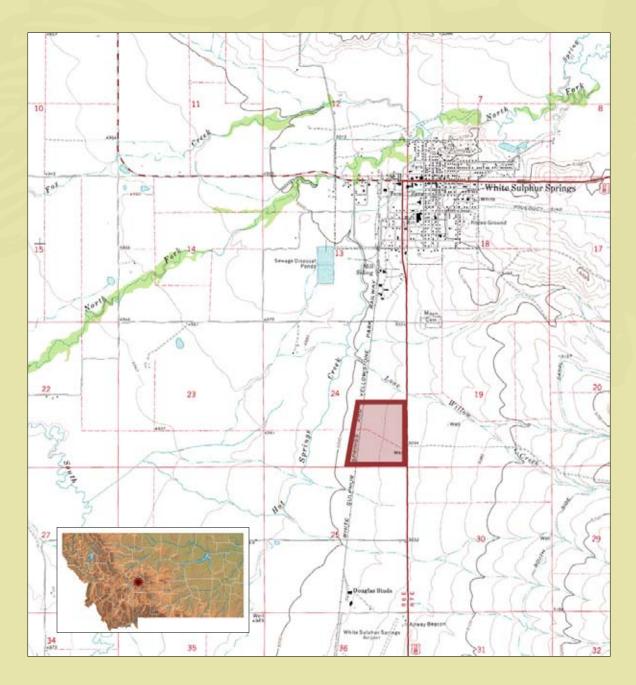


Aerial Photo & Map Hwy 89 South, White Sulphur Springs, Montana





Area Map
Hwy 89 South, White Sulphur Springs, Montana



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