

ecoREsource
conservation preservation properties



*The ecoBroker Logo is
the symbol of environmentally
responsible and sustainable
practices in the real estate industry*

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P.O. Box 31, BOZEMAN, MT 59771

PH 406.587.2950 FAX 866.258.5948

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

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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



Hwy 89 South, White Sulphur Springs, Montana

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WATER RIGHT NUMBER 41J -W-206047-00

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

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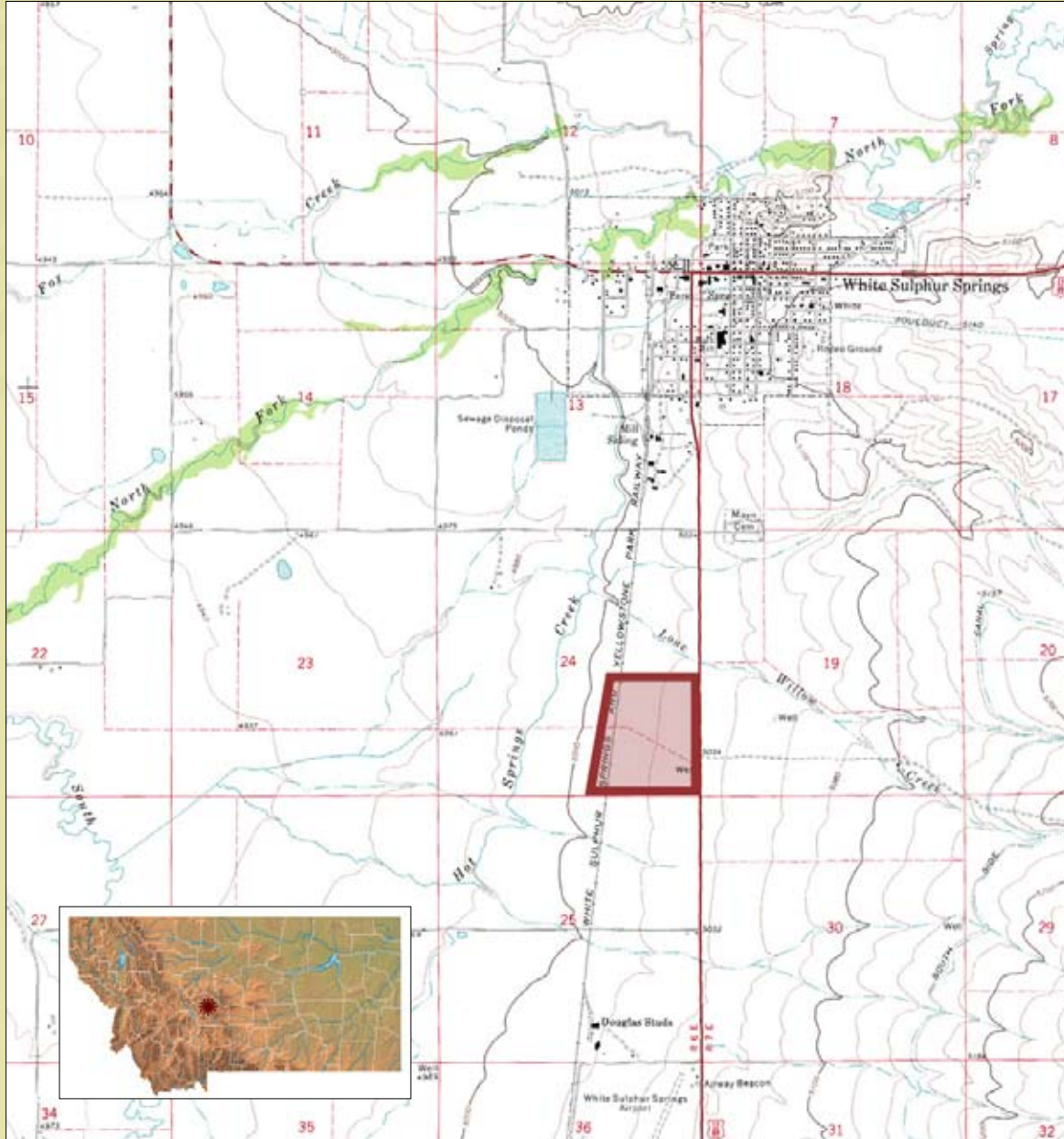
Aerial Photo & Map

Hwy 89 South, White Sulphur Springs, Montana



Area Map

Hwy 89 South, White Sulphur Springs, Montana



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