



New Offering! Fergus County Farm and Ranch
First Time Offering \$2,950,000

Fergus County Farm and Ranch Property is at the end of the road. The property is all in one block located 48 miles North of Lewistown. The Ranch has 3,767 total acres (2,767 deeded acres and 1,000 State lease acres) 1,770 acres of productive cropland in grain and mixed forages. The improvements include a well-maintained shop, garage, sheds, and 3 bed 2 bath home. There are excellent livestock facilities with an outstanding set of corrals, miles of Creek, 2 wells with water tanks, and many reservoirs. This property has all the components to be an upland game bird project, along with Mule Deer and Antelope. The cropland is leased through 2019, but the rest of the farm/ranch is available now.

**PHILLIPS REALTY**
PACKAGING MONTANA FARM & RANCH PROPERTIES SINCE 1982







Fergus County Farm and Ranch Location Map

Subject

Winifred

FERGUS

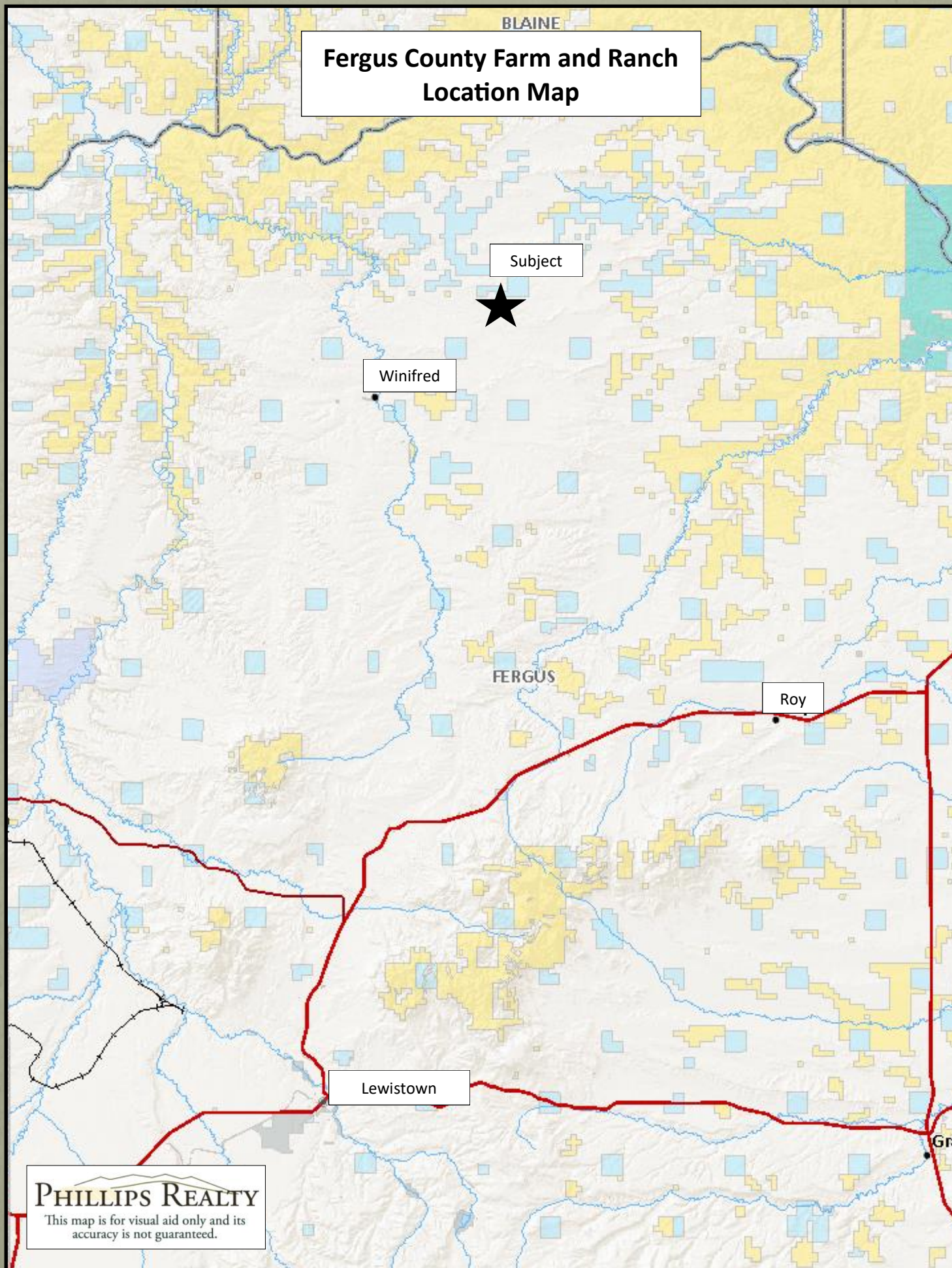
Roy

Lewistown

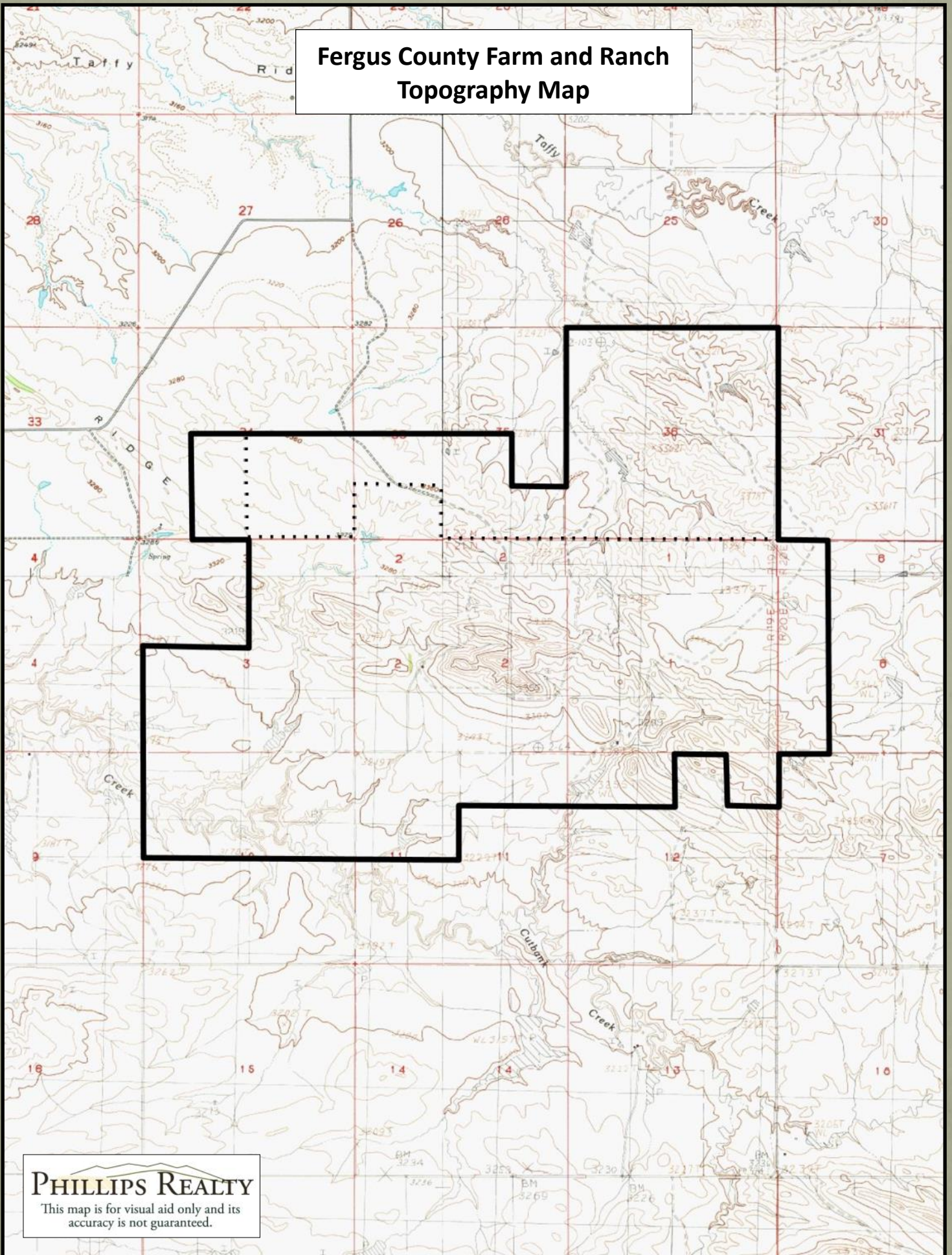
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This map is for visual aid only and its
accuracy is not guaranteed.



Fergus County Farm and Ranch Topography Map



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Fergus County Farm and Ranch Aerial Map

State

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Please note: Offering is subject to errors, omissions, prior sale, price change or withdrawal from market without notice, and approval of any sale by all the owners. Information is from sources deemed reliable but is not guaranteed by the owner or the agent. Purchasers are advised to research the data according to their own satisfaction.