

Smith 690
Huntley, Montana 59037

Richard L. Grosskopf



Member:

Landmark of Billings Inc.

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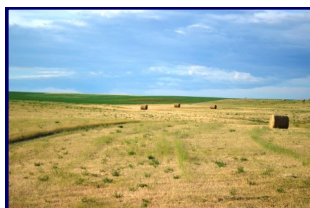
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\$341,500

690 Acres!



Information herein deemed reliable, however, is not guaranteed. The sale offering is made subject to errors, omissions, change of price and prior sale and withdrawal without notice in accordance with the law. This property is offered without respect to race, color, creed, national origin or familial status.

Smith 690

Location: Twenty-two miles east of Billings, MT, on Highway 87. Property fronts on pavement on the south of highway.

Climate: 12—14 inches rainfall. Low snow accumulation. 120 day growing season

Improvements: Small corral or hay storage. Reservoir with unpalatable water. Fenced in three pastures. Electricity available.

Acreage: 690 total acres:

267 dry crop land

33 improved grass hay

67 Alfalfa—crested wheat hay

Wildlife: deer, antelope, upland birds, and curlew nesting ground.

Taxes: \$706.96 for 2018.

Price: Reduced to \$341,500.00.

Broker Comments: Great access. Owner has summered 50 pair on this property. Very good winter pasture. Owners haul water.

