

Sonny Todd Real Estate

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Fallon Farm

Fallon, Montana

~~\$1,475,000~~ Now \$1,290,000

This very productive 270 deeded acre farm has much to offer to the astute buyer. The production on this property is very impressive and largely irrigated by two pivots. Adding to the income stream, of this incredible farm, is a cell tower lease. On the west border of the land sits an updated farm home with a large open kitchen and dining area. The artesian well on this property not only services the improvements, but it also provides uninterrupted water for a large number of livestock that winters on the property.

Logan Todd
(406)-930-3673



Notice: The data contained herein was obtained from the owner and other sources deemed reliable, but is not guaranteed by agents. Prospective purchasers are advised to examine the facts to their own satisfaction. This offering is subject to change of price and terms, lease, prior sale or withdrawal from the market, without notice.



Pheasants, whitetail deer, and waterfowl frequent the property.





270 +/- Total Acres

195 +/- Irrigated

Taxes: \$2,531

Elevation: 2,100'

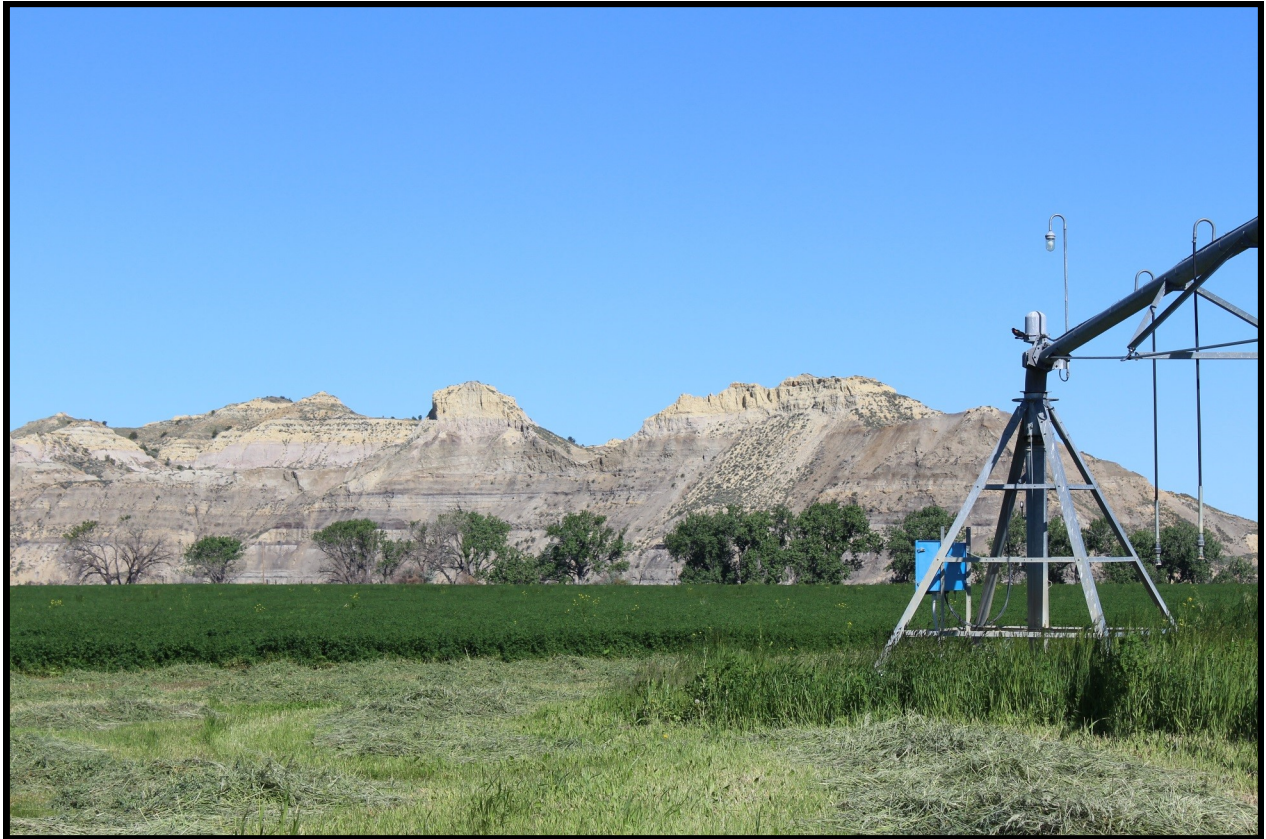


Water & Mineral Rights: Owners will convey all owned mineral rights. All water rights appurtenant to subject property will transfer subject to all decisions of the Montana Water Court Adjudication proceedings.



The home is a comfortable ranch house with a recent addition. A large shop and two smaller outbuildings are included, making it an exceptional piece of property.







Summary & Conclusion:

With the longer growing season and readily available water, this property's production abilities are bountiful. The valley pivots were installed in 2003, and the drive shafts and u-joints were replaced last year. The main fields have all been replanted in the last few years and are in good shape. From a sheer income standpoint, this property is a fantastic investment and also contains many recreational features.

Please call, or send an email, if you are interested in this incredible property. We look forward to showing you another great property in "The Last Best Place".

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