

North Sidney Irrigated Farm

Sidney, MT



For additional details, contact:



Tim Nesson
Broker/Owner

Member—Landmark of Billings
1925 Grand Avenue, Ste. 140,
Billings, MT 59102

Cell: (406) 860-0791

E-mail: tim@montanafarmranch.com

Website: montanafarmranch.com

North Sidney Irrigated Farm

Purchase Price: \$2,900,000

Total Acres: 733 +/-



Description

- 733 +/- total deeded acres
 - 605 +/- Irrigated acres
 - 292 +/- Pivot sprinkler acres
 - 313 +/- Flood acres
 - 65 +/- Grass, Brush, Pasture bordering Yellowstone River
 - 1 +/- Farmstead
 - 62 +/- Trapped grass and ditches
- 3 phase power on property
- A portion of irrigated acres sprinkled by valley pivots
- Excellent hunting: white tail, pheasant, geese, mule deer
- Taxes: \$32,000 (include water shares)
- Elevation 1900'
- Seller will consider leasing back cultivated farmland
- Directions: 4 miles NNE of Sidney on Highway 200, E on Rd 129 (watch for signs)

North Sidney Irrigated Farm

Sidney, MT



North Sidney Irrigated Farm

Sidney, MT



NOTICE: The information contained herein has been supplied by the owner to **LANDMARK REALTORS** and/or compiled by **LANDMARK REALTORS** from other sources believed to be reliable. All information contained herein is not guaranteed to be accurate, and the reader of this brochure should independently verify all such information, particularly the number of acres involved, the classifications of those acres, carrying capacity, estimates of production yields, water rights, etc.





