



# Fallon Farm + Grazing

Fallon, Montana

**\$1,100,000**

The price on the Fallon Farm has been reduced and is now being offered at \$1,100,000! The Fallon Farm has historically raised efficient, sizeable, and consistent crops of hay. This productive 330 deeded acre farm includes two pivots, a cell tower lease and an updated farm home.

To increase agricultural production there is an additional 63 acre pasture along the Yellowstone River, just west of Fallon. These added acres have historically summered 12 pair.



**Offered Exclusively By:**  
**Sonny Todd Real Estate**  
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Logan Todd  
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The home is a comfortable updated ranch house with a recent addition. A large shop and two smaller outbuildings are included, making it an exceptional piece of property.

- 330+/- Deeded Acres
- 195+/- Irrigated Acres
- 2,496 sq. ft.
- 4 Bedrooms/2 Bathrooms
- Artesian Well
- Corrals, Equipment Barn, Shop







## Summary & Conclusion:

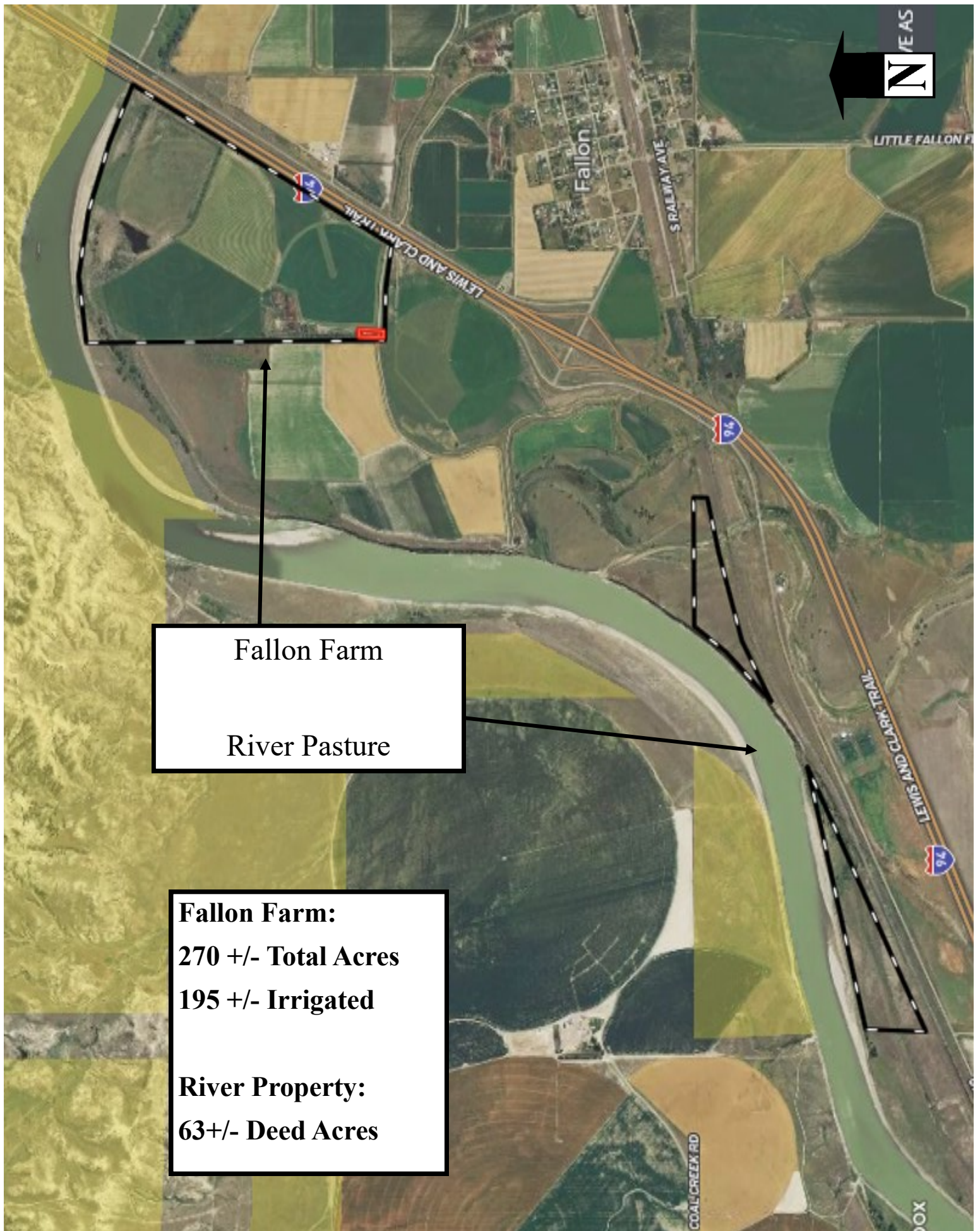
With the longer growing season and readily available water, this property's production abilities are bountiful. With the now added ability to summer cattle it really rounds out the agricultural opportunity. The pertinent information and options are as follows:

- The Fallon Farm consist of 330 total deed acres with Yellowstone River frontage
- 195 irrigated acres, 180 under two Valley pivots, balance is gated pipe
- 63+/- Additional acres just west of the main farm
- Additional income from Cell Tower Lease
- Fallon Farm price has been reduced to \$1,100,000

**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.

**Notice:** The data contained herein was obtained from the owner and other sources deemed reliable, but is not guaranteed by agents. Prospective purchasers may be asked to provide a financial reference prior to a showing and 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.





Fallon Farm

River Pasture

**Fallon Farm:**  
**270 +/- Total Acres**  
**195 +/- Irrigated**

**River Property:**  
**63+/- Deed Acres**