
THE DOUBLE T FARM

Garryowen, Montana 59031



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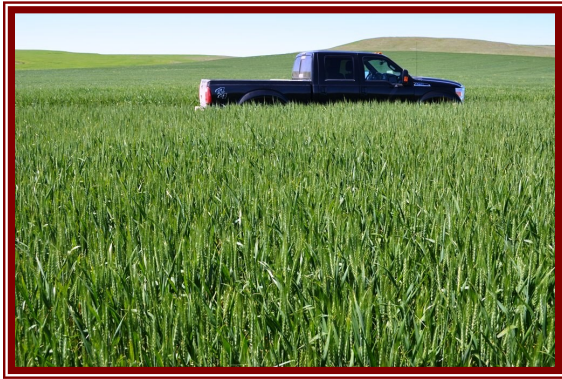
Double T Farm

The Double T Farm is located in the Little Big Horn Valley. From the farm house living room, one can lookout over Sitting Bull's Camp and the Custer Battlefield.

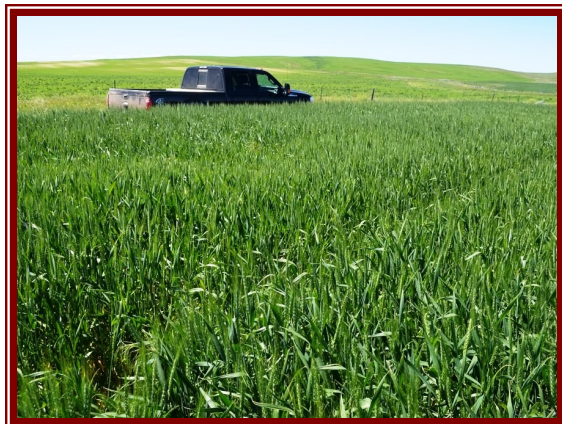
LOCATION: Access to the farm is via I-90 to the Garryowen interchange onto West Onion Creek Road (a farm lane) from the frontage road. The farm is approximately a mile from the interchange. Hardin, the county seat, is 15 miles north of the ranch and is a full service community. Billings, Montana's largest city, is approximately 60 miles west via I-90. Billings offers the best in medical facilities, lots of entertainment, restaurants, supplies, retailers, and an international airport.

AREA FEATURES: The area is full of historical and recreational areas—Big Horn Recreational Area, Big Horn River, Big Horn Mountains, Custer Battlefield, and the Little Big Horn River.

The Double T Farm is located within and is a part of the Crow Indian Reservation. The Crow Reservation is an Open Reservation, which means non-enrolled individuals can and do own land within the reservation. Many large historic ranches are located within Crow boundaries.



CLIMATE: The foothills of the Big Horn and Wolf Mountains are, arguably, the best cattle country in the west. Moderate winters and summers and 14–18 inches of rainfall in the proper seasons make for fat calves and full granaries.



WATER: There are two wells and several springs on the farm plus the annual rainfall.

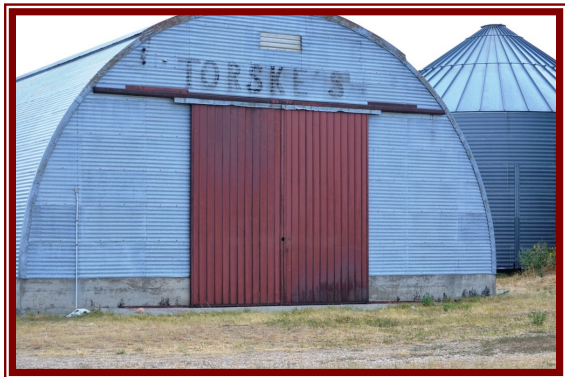


IMPROVEMENTS:

- ♦ **Split-level house: main level—kitchen with eating area, living and dining room with fireplace, mud room and half bath. Upper level—three bedrooms, 2 baths. Lower level—rec room with wet bar and an extra room plumbed for another bathroom. Approximately 2,604 sq ft. Detached (20' x 28') double garage.**
- ♦ **Two-story house: main level—kitchen with dining area, two bedrooms, bath, and an office. Upper level—two bedrooms, bath, plus spacious sewing room with lots of storage and work space. Lower level—family room with fireplace plus a storage area. Approximately 2,850 sq ft. Detached (14' x 26') single garage.**



- ♦ **40' x 60' steel sided shop with a concrete floor**
- ♦ **32' x 80' wood frame machine storage building**
- ♦ **32' x 80' Quonset building with concrete pad used for machinery storage**
- ♦ **31' x 40' aircraft hanger, open front, wood frame**
- ♦ **Chief steel round grain tank on concrete pad with auger system—14,000 bushel**
- ♦ **Behlen steel round grain tank on concrete pad with auger system—18,000 bushel**
- ♦ **32' x 42' Butler steel building on concrete pad**
- ♦ **24' x 28' wood frame barn with loft**



ACREAGE:

Total Deeded Acres:	3,575.40 +/-
Grass	1,304.00
Irrigated Crop	17.50
Dry Cropland	2,253.90

TAXES: \$17,200 for 2020.

MINERALS: None available

PRICE: \$2,750,000

BROKER COMMENTS: The historic use of this property has been the production of wheat, mainly winter wheat. That has been the highest and best use in the past. The recent varieties developed of corn, peas, lentils, safflower, sunflowers and the Roundup resistant varieties have opened a smorgasbord of opportunities. One, of which, is Roundup resistant alfalfa. Now dry land hay can be clean, high quality and very productive. Three ton to the acre is not out of the question. Presently the farm has 868 acres in Roundup Resistant Alfalfa.

With these new technologies, a farm that was harnessed to only wheat can now be a large feed base producer for livestock as well as alternative crop production.

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.