



47177 US Hwy 2
Malta, MT
406-654-2273 office

PROPERTY LOCATION:
4 1/2 miles West of
Malta, MT (Hwy 363)

ASKING PRICE: \$120,000

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General Information

LOCATION:...Approximately 4.5 miles West of Malta on Highway 363.

ACREAGE:.....146.35+/-
Irrigated:.....117.32+/-
Grazing:.....26+/-
Right of Way:.....3+/-

IMPROVEMENTS:.....Fields are partially laser leveled and neighbors put in new fence on west side of property.

EXTRAS:.....Convenient Highway access

WATER:.....Malta Irrigation District

TAXES:.....\$3,898.96

ASKING PRICE:.....\$120,000



Listing #241YR

COMMENTS: 146.35 acres of irrigated crop land just 4 1/2 miles west of Malta on Highway 363. This property is in one block and has easy highway access. A good portion of this property has been laser leveled and 88.32+/- acres of the irrigated land recently produced a wheat crop.

The information contained herein was obtained from the owner and other sources deemed reliable but is not guaranteed. Prospective buyers are advised to examine the facts to their own satisfaction.