



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

PROPERTY LOCATION:  
14 miles South of  
Dodson, Montana

ASKING PRICE: \$700,000

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**General Information**

**TOTAL ACREAGE:.....2,080+/-**

**320+/- BLM  
1,760 deeded acres that include:  
798+/- CRP  
962+/- grass (grazing)**

**CRP PYMTS:.....\$19,000/year until 2017**

**IMPROVEMENTS:.....Perimeter fencing and  
older home site with electricity.**

**EXTRAS:.....Excellent hunting...antelope,  
deer and upland game birds.**

**WATER:.....New pond and  
dike put in on the South side of the road in  
2010, pit, reservoir and domestic well (no  
guarantee of usage).**

**TAXES:.....\$2,048.11**

**ASKING PRICE:.....\$700,000**



**Listing #258FN**

**COMMENTS:** Found just 14+/- miles South of Dodson is this 2,080+/- acre property that includes 798+/- acres in CRP contract until 2017 and an additional 320+/- acres of BLM lease. This land is perimeter fenced, has an old home site with electricity, well and septic (no guarantee of usage). A pit provides water year round and a reservoir holds water seasonally. A new pond and dike were put in on the South side of the road in 2010. The beautiful views of the Little Rocky Mountains, deer, antelope and various game birds make this an ideal property for the investor or hunter!



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.