

**General Information**

**LOCATION:**.....12+/- miles West of Malta off the Wagner Rd.

**ACREAGE :**.....330+/- acres  
210+/- acres irrigated, remainder is river front with trees & irrigation ditches.

**WATER:**.....2 3/4+/- miles of Milk River frontage, Malta Irrigation District.

**EXTRAS:**.....Productive Milk River Valley land with excellent wildlife habitat, electricity and well.

**TAXES:**.....\$6,064,82+/-

**ASKING PRICE:**.....~~\$825,000~~  
**REDUCED! \$739,000**



**Listing #297GG**

**COMMENTS:** 330+/- acres of wildlife paradise is located on the South side of the Milk River. This property has been groomed for White Tail Deer & Pheasant for the last 5 years, the results have been outstanding! There's plenty of river front, brush & food plots left for the wildlife. Includes 210+/- acres of productive Milk River Valley land with electricity and well.



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.