



111 3rd. St. So.  
Glasgow, MT  
406-228-2273 office

**PROPERTY LOCATION:**  
30+/- miles North of  
Havre, Montana

**ASKING PRICE: \$2,155,000**

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**General Information**

**TOTAL ACREAGE:** .....4,100+/-  
**Deeded:**.....3,340+/- ( 3,133.8 CRP)  
**State lease:**.....760+/- (114.3 CRP)

**CRP PAYMENTS & YRS LEFT:**.....  
\$117,113 - 2012 & 2013    \$111,859 - 2014  
\$40,920 - 2015            \$8,366 - 2016 to 2018

**TYPE OF LAND:**.....Farm ground in CRP

**TERRAIN:**.....Flat to rolling

**IMPROVEMENTS:**.....Grain and machine storage.

**EXTRAS:**.....Cabin on the shore of a pond and tree rows providing exceptional wildlife habitat.

**WATER:**.....Contract with North Havre Water District.

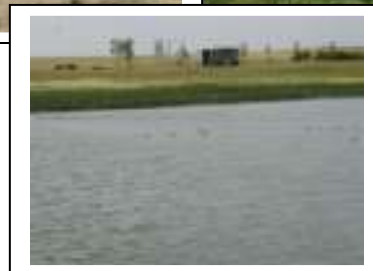
**TAXES:**.....\$8,000+/-

**ASKING PRICE:**.....\$2,155,000



**Listing #375JW**

**COMMENTS:** 4,100+/- acres of prime wildlife habitat in North Central Montana. This property has been meticulously managed for wildlife enhancement and is home to deer, antelope and upland game birds. Enjoy a pond with a cabin on the shore. 3,248+/- acres are in CRP with annual payments in excess of \$100,000.



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.