



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

PROPERTY LOCATION:
51 Cal Davis Road
5 miles SE Frazer, Montana

ASKING PRICE: \$349,000

www.MissouriRiverRealty.com

General Information

ACREAGE TOTAL:.....399+/-

IRRIGATED/ CROP LAND:.....220+/-

GRAZING:.....179+/-

TYPE OF LAND:...Irrigated and wooded with approx. 1/5 mile Missouri River Frontage

IMPROVEMENTS:.....1981 Gallatin 16' x 67' Mobile Home with 3 bedrooms, 1 1/2 baths and a 12 x 20 storage addition.

EXTRAS:.....2 Pole sheds, each 32' x 64' and were built in 1975, fencing, refrigerator, stove, and LP tank.

WATER:.....Irrigation rights
Well and septic 5 years old

TAXES:.....\$2,217.73
Mobile Home \$230.93, Other \$1,986.80

ASKING PRICE:.....\$349,000



Listing # 418VT

COMMENTS: Missouri River Acreage. This 399+ acre farm/ranch is located in eastern Montana and boasts approximately 1.5 mile of Missouri river frontage. There are 220+/- acres irrigated, with the balance of the acres being wooded and grazing, along with a home site. The property boasts top notch bird hunting along with access to some of the best river fishing in the area.



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.