



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

**PROPERTY LOCATION:**  
10+/- miles SW of  
Vida, Montana

**ASKING PRICE: \$995,000**

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**General Information**

**TOTAL ACREAGE:.....3,160+/-**

**DEEDED:.....1,274+/- crop land  
966+/- grazing**

**STATE LEASE:.....600+/- (143 AUM)  
BLM LEASE:.....320+/- (60 AUM)**

**TYPE OF LAND:.....Crop land and grazing**

Crop land is currently leased through 2015, grazing is being leased on a year to year basis and hunting is being leased by an outfitter on a year to year basis.

**IMPROVEMENTS:.....40 x 80 pole building, 6 grain bins (approximately 18,000 bushel storage capacity), fencing and an older home with outbuildings.**

**EXTRAS:.....Exceptional wildlife habitat**

**WATER:.....Springs and dams**

**TAXES:.....\$4,017.73**

**ASKING PRICE:.....\$995,000**



**Listing #711JFF**

**COMMENTS:** This farm and ranch is located in Northeastern Montana just 10+/- miles SW of Vida. The property is currently leased out and boasts some of the best mule deer habitat in Northeast Montana. Don't miss the opportunity to own this property, as prime wildlife habitat like this does not come along very often!



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.

**FARM/RANCH**

**RESIDENTIAL**

**INVESTMENT**

**COMMERCIAL**

**RECREATIONAL**