



give us a call at 406.259.6666

# Edgar Farm

| \$650,000.00



# Edgar Farm

**Farms / Ranches**

**Acres: 130**

**Location:** Located between Edgar, MT and Fromberg, MT on the East side of the river.

**Description:** 130+/- deeded acres with 90+/- acres of irrigated Alfalfa-Alfalfa grass mix hay. All flood irrigated with gated pipe. Extensive buried mainline make this a hassle free system. All pipe and valves along with four pipe trailers are included. There are 108 shares of Orchard Canal at a cost of \$723.00 a year.

**Improvements:**

- There is a newer Cleary 60' x 88' metal shop with 14' doors and a cement apron.
- There is a 32' well.

**Taxes:** \$661.00

**Broker's Comments:** This farm has approximately ½ mile of Clarks Fork River frontage. Excellent pheasant, waterfowl, and deer habitat make this a sportsman's paradise. Easy to lease the farming for an absentee owner.

**Price:** \$650,000.00 Cash