



give us a call at 406.259.6666

***Meadowlark Farms East Unit***

Great Falls, MT | \$ 10,000,000.00  
**Cash**





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## ***Meadowlark Farms East Unit***

### **Farms / Ranches**

**Acres:** 3,380 +/-

### **Meadowlark Farms East Unit**

#### **Location**

The farm is 10 miles East of Great Falls, with highway frontage, making it easily accessible for all farm operations.

#### **Property Description**

This property includes 3,380+/- of Deeded land. 3,330 acres of the property is currently being dryland farmed. There is a farm lease in place until September. The farmland has a proven yield of 78 bushel wheat.

#### **Facilities**

##### **Grain Storage**

The farm boasts 200,000 bushels of grain storage equipped with aeration and bin augers. The storage capacity is a huge asset to allow for safe storage of grain and opportunity to maximize sales prices.

##### **Fertilizer Bins**

There are eight 2,200 bushel steel bins that would allow substantial capacity for storing fertilizers.

##### **Shop**

A new 40'x60' shop that was built in 2021. The shop is heated with bathroom facilities. This is a great addition to the operation as it can be used for maintenance and repairs for all the large equipment utilized in the operation of the farm. This also includes a recently drilled 300' water well.

##### **Additional Buildings**

60'x100' – Machine Shed

30'x40' – Implement Shed

28'x40' – Pole Barn

14'x20' – shed

## Brokers comments

Meadowlark Farms East unit is rare opportunity to own a high yield dryland farm just outside of Great Falls. The farm is located and improved well to handle the farming operation and to maximize income potential.

## Price:

\$10,000,000.00 cash at closing

Click on this link to view the map. [Map](#)