

CORDER

AND ASSOCIATES, LLC



Rural and Ready

00 N 8th Rd., Huntley, MT 59037

Offered at \$575,000



Presented Exclusively by
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Property Information

Acres: 35.46 Deeded

Taxes: \$1,734.42 (2022)

Legal: S04, T02 N, R28 E, UNIT A OR NENE

Water/Sewer: Well/Septic

Utilities: Electricity

Crop History: Alfalfa, hay, and sugar beets; Hay has potential to yield 150 tons with irrigation

Water: Ditch

Water Rights: Yes

Fencing: Perimeter

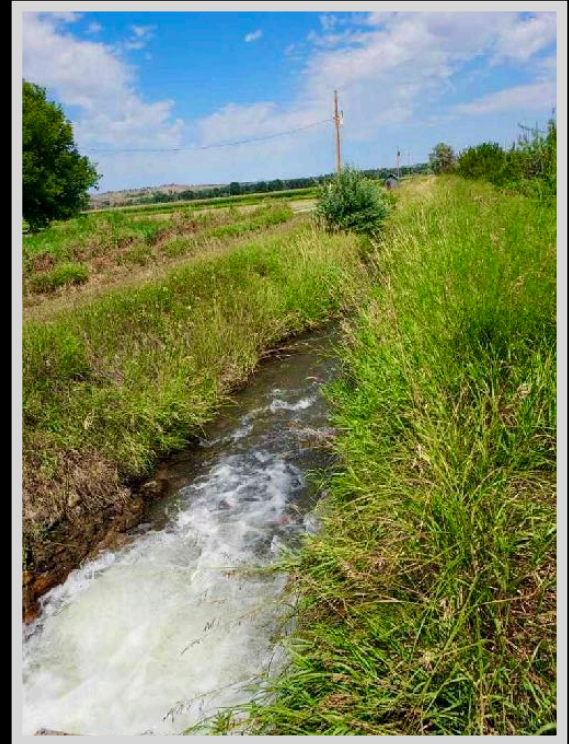
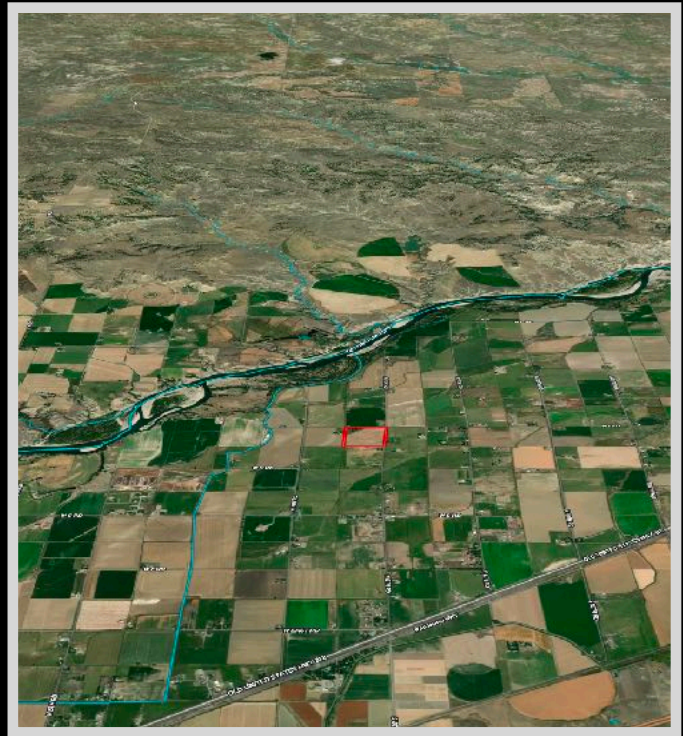
Covenants/HOAs: None

Hunting District: 590

Executive Summary

The American dream: own some land in the country and build a home. Away from the lights of the city among green pastures, these 35.46 acres provide a blank canvas to build your own ranchette! The land is free of any covenants or HOA fees so bring your horses and design a barndominium the neighbors will envy! Utilize the tillable land to raise hay, alfalfa, and sugar beets. With irrigation from the water ditch and proper management, hay yields can be upwards of 150 tons. The rural land is ready for a home with electricity, a well, and septic. Billings, Montana is 18 miles away with an airport, diverse dining options, and plenty of shopping opportunities. The Yellowstone River flows to the north with blue ribbon fishing. While Billings continues to grow, you

can invest and capitalize while enjoying fresh air and room to spread out. There is a mobile trailer that will be moved before the closing of the transaction.



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Local Area

Huntley, Montana is perched in Yellowstone County 10 miles north of Billings along the mighty Yellowstone River. What originally was a predominantly agriculturally based town, Huntley today is primarily thought of as a suburb of the big city of Billings, offering a slower-paced and more peaceful alternative to the hustle and bustle. A mere 15 miles from Billings allows residents to still enjoy the conveniences and amenities of the city as well as a feasible commute. Furthermore, the cost of living is lower than in Billings which is a likely contributor to a growth of 50% since 2000.

The booming city of Billings, Montana is rapidly growing making sure to keep the title of the largest city in Montana. As the county seat of Yellowstone County, it is considered to be the trade and distribution center for much of the state, east of the Continental Divide, northern Wyoming, and western portions of North and South Dakota. Billings has superb shopping, delicious dining, and boisterous breweries. The city offers a range of recreational activities with 45 miles of multi-use trails for biking, hiking, or dog walking. The city itself is situated in a beautiful area carved out by the Yellowstone River and surrounded by majestic Rims. Billings truly has all the amenities and is immersed in history.

Area Attractions

Pryor Creek Golf Course

This hidden gem is one of only two 36-hole courses in the state. While challenging yourself with a golf game, enjoy the natural beauty the course illustrates winding throughout the Pryor Creek Valley.

Huntley Project Museum of Irrigated Agriculture

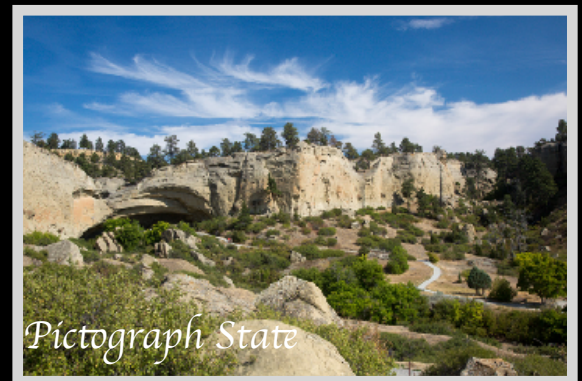
This museum features the most complete collection of beet, small grain, and early-day farm machinery making it well worth the visit. The outlying buildings and historic newspaper clippings have a way of taking you back in time to the early days when Huntley was first established.

Pompey's Pillar

The Expedition of Lewis and Clark gives us a historical account of their journey through Montana, and at Pompey's Pillar, you can view William Clark's signature carved in stone. It is the only physical evidence left of the Expedition and will leave a lasting impression on you as well!

Pictograph Cave State Park

Come to contemplate the origins of humankind when they were prehistoric hunters. The three main caves, Pictograph, Middle, and Ghost, display hundreds of pictographs or rock paintings with the oldest rock art being over 2000 years old!



The Yellowstone River and Premiere Blue-Ribbon Fishing

This constant, unwavering river flows throughout the Yellowstone River corridor just as it has for centuries: in its natural state. It has not been dammed nor tamed and is the longest, free-flowing river as such in the lower 48 states. It meanders through a variety of scenery and various topographies from steep canyon walls to lazily flowing through farm country. Its fresh, clean waters provide fishing, floating, swimming, and rafting. The nutrient-rich areas surrounding the river are a paradise for wildlife making hunting especially good as well. Enjoy viewing wildlife such as bald eagles, elk, white-tailed deer, and black bears. Certainly, you will want to take advantage of the world-class fishing known internationally. These premier trout waters produce an abundance of big trout and native Yellowstone cutthroat trout. In the upper half of the river, species found are cutthroat trout, rainbow trout, large whitefish, and brown trout. In the lower half or warmer waters, species found are large walleye, catfish, and sturgeon. The beauty of fishing the Yellowstone River is its length and ample space. Anglers are not crowded with others and have the length of the river to spread out. The beautiful landscape encompassing the banks enhances the whole experience. Dry fly fishing is excellent as well as sub-surface fishing with nymphs and streamers.



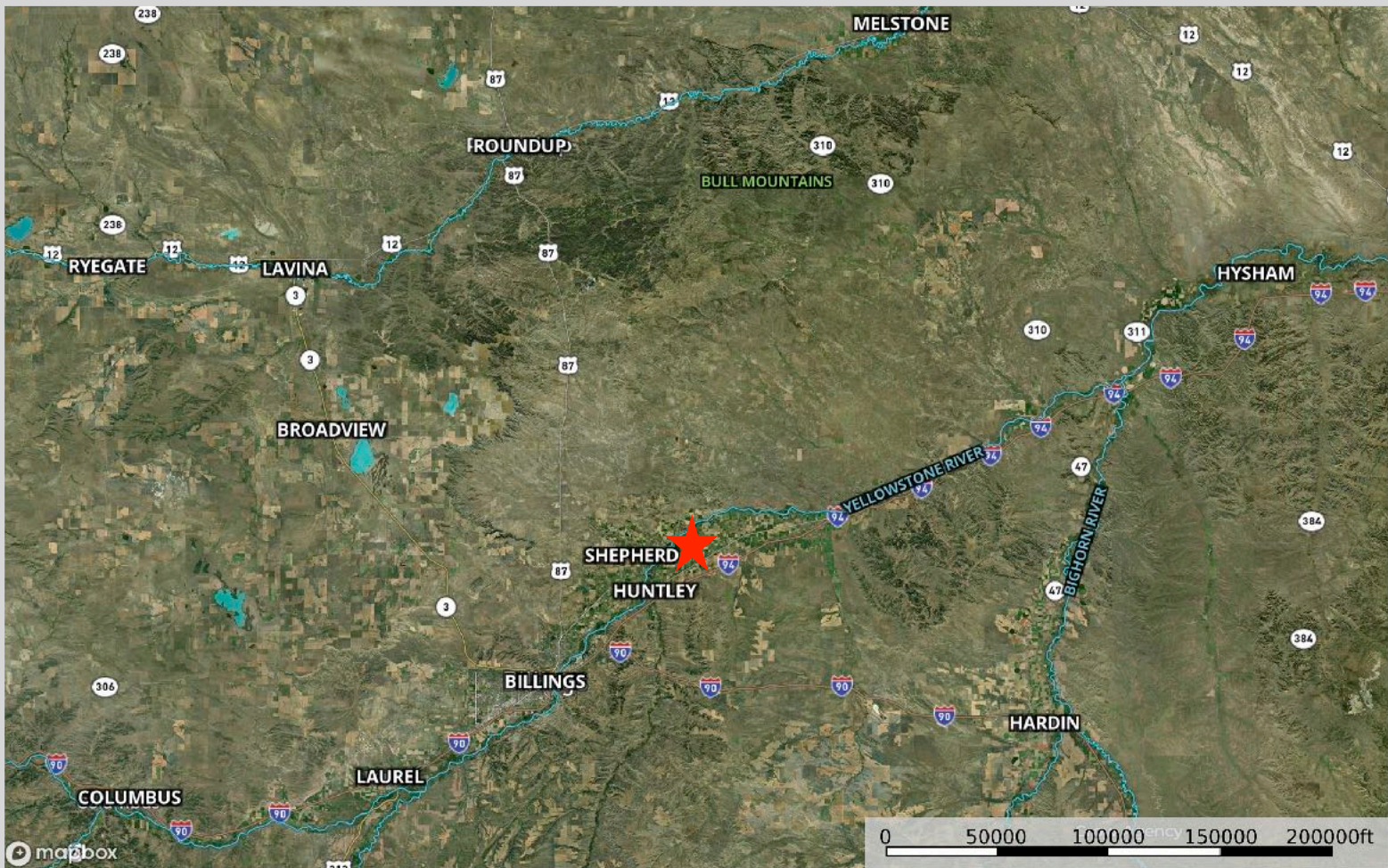
Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Tn	Toluca and Wanetta clay loams, 0 to 2 percent slopes	31.06	88.74	0	15	3e
Lg	Larim gravelly loam, 0 to 4 percent slopes	2.8	8.0	0	11	6s
To	Toluca and Wanetta clay loams, 2 to 4 percent slopes	0.69	1.97	0	16	3e
Le	Larim loam, 0 to 4 percent slopes	0.44	1.26	0	12	6s
TOTALS		34.99(*)	100%	-	14.66	3.28

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