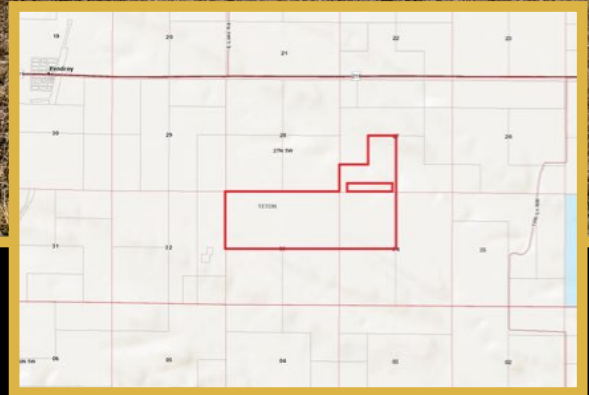


Front Range Farm

TBD 31ST Road NW, Pendroy, MT

\$660,000



Presented Exclusively by
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CORDER

AND ASSOCIATES, LLC

1312 Front Street, Fort Benton, MT
CorderandAssociates.com



Property Information

Acres: 575 (42 Acres of alfalfa grass mix and 533 tillable acres)

Taxes: \$1,459.10 (2018)

Legal: S33, T27 N, R05 W, N2; S34, T27 N, R05 W, NW4; S27, T27 N, R05 W, NESW, S2SW LESS COS 708

Water: Reservoir from spring run off; stream runs through the property

Fencing: 3/4 of perimeter is fenced

Executive Summary

This desirable property consists of 575 acres located between the breathtaking Rocky Mountain Front and the Golden Triangle, one of the largest wheat producing areas in the nation. It is a short 15 miles from Conrad, MT and within a very short distance to several local grain elevators. A high grade county road provides excellent access and is well maintained with 1.5 miles of gravel to the main highway. All acres are adjoining, split by the county road. This particular area produces its own micro climate because of its proximity to the majestic Rocky Mountains. This is ideal for timely rains allowing for excellent small grains and pulse crops.

Hunting Opportunities: Outstanding white-tail deer, mule deer, elk, bear, upland game birds, and waterfowl hunting is open to licensed hunters during the open seasons.

Wildlife viewing: Elk, white-tail deer, as well as mule deer can be viewed from the county road. Both black and grizzly bears can occasionally be observed along streams or forest margins. Ample bird watching opportunities being in the spring with a variety of songbirds, raptors, waterfowl, and shorebirds. Furbearers such as beavers and muskrats are active and can also be seen in lakes and streams. Coyotes, fox and badgers are common in all habitats.



The information is provided by outside sources and deemed reliable but not guaranteed by the brokerage firm, its agents or representatives. Buyers and their agents are encouraged to conduct due diligence, and verify to their satisfaction, the information contained herein regarding property.