

# Yellowstone Irrigated Farm & Hunting Ranch

NHN County Road 350, Sidney, MT

\$775,000



Presented Exclusively by  
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## CORDER

AND ASSOCIATES, LLC

1312 Front Street, Fort Benton, MT  
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## Property Information

**Acres:** 244.25 +/- Deeded acres (179.19 Grazing acres and 65.06 Irrigated acres)

**Taxes:** \$524.72 (2018)

**Legal:** S12, T21 N, R58 E, LOTS 1-4-5 & E1/2SE & SWSE & SENE

**Road/Access:** County road with recorded easement

**Utilities:** Power is close on adjacent property.  
Approximately 1/4 mile away.

**Well/Septic:** Buyer to install

## Executive Summary

Great income potential as well as unlimited hunting and fishing -- here is a property that will give you the best of both worlds! This property can be leased to local area farmers or ranchers while the new owner can harvest world-class mule and whitetail deer or fish in the magnificent Yellowstone River. This property features ½ mile of sought-after Yellowstone River frontage, which is an excellent source for irrigation as well as hunting and fishing. Alfalfa, wheat, and corn production surrounds this desirable property and is located only 15 minutes from Sidney MT which boasts an airstrip. The south boundary of the property has 3 strand barbed wire with steel post fencing which is in good condition. The west property border is the enticing Yellowstone River. The property can be flood irrigated for excellent hay production.

**Wildlife:** This property is a paradise for Whitetail and Mule Deer, Merriam's Turkey, Upland Game Birds, Huns, Sharp Tailed Grouse, Pheasants, Waterfowl, and Dove. The choice Yellowstone River bottom is thick with willows, wild roses, and towering Cottonwood Trees which help to produce impressive genetics and a rich habitat that continue to produce quality animals year after year.

**Fishing:** World-class warm water species fishing (Walleye, Sauger, Catfish) as well as excellent fishing on the Missouri River, approximately 25 miles away to confluence and 100 miles to Fort Peck Lake, which is the largest reservoir in Montana reaching into 6 counties.



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.