



Great Farm Land Road 7 North Huntley, Mt.

- 39 +/- irrigated acres with water from the Huntley Irrigation Project. Cost is about \$40 per acre per year.
- Property has been leased out and lease expires in the spring of 2018—it is presently ridged for beets.
- Would make a great home site with power and phone in the road right of way.
- Paved road on the east side of the property and a county road on the north.
- Very close to Billings, Mt. with easy drive on either highway 312 or 194.
- K through 12 schools in Worden—this is a very good school system with great athletic programs.

This is a very nice tract of farm land that has high quality soils and has been used to grow sugar beets, small grains, corn and would adapt to any crop a person wanted to grow. It would make a very nice place for a home and a small ranch for either horses or cattle. It is also a good property to own and farm or lease out for a good annual income. Being located where it is and with the projected growth of Billings this land will show very strong appreciation. Price \$292,500 • Call Trevor 406-208-2280



Road 27 South-Worden, Mt. Year Around Flowing Water Great For Livestock And Birds

- 52 Deeded acres with about 24 acres presently irrigated.
- There is irrigation water rights with the Huntley Irrigation District to irrigate the entire 52 acres.
- Good home sites and utilities are available in the county road right of way. Can drill wells in the area.
- Easy access to highway 312 and to I94 for a short commute to Billings, Mt
- K through 12 schools in Worden—this is a very good school system with great athletic programs.

This property would make an excellent location for a home and to raise cattle or horses or a location to winter livestock during the winter for a larger livestock operation. There is great habitat for water fowl and pheasants. With water rights for the entire acreage some type of irrigation system could be developed on all of the land. Price \$255,000 • Call Trevor 406-208-2280



60 Acres W/ 42 Deeded

Located on the Custer frontage road near Waco. Irrigation water to irrigate most of it. Used to raise corn, wheat, and hay. Great location with home sites and very close the FWP access site to the river. Close to good schools in Custer. Would make a good hay base for a ranch. Price \$165,900.



Fenton Enterprises

Farm, Ranch, & Recreation Properties

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We have other farm, ranch and recreational properties—we would be happy to help locate properties to fit your needs.

VISIT OUR WEBSITE FOR COMPLETE DETAILS AND PICTURES OF LISTED PROPERTIES.

www.montana-dakotaranches.com