



Clarks Fork Valley Farm



Nestled in Joliet, MT, this expansive 341-acre farm boasts prime road frontage on US Highway 310. The land comprises approximately 137 acres of irrigated crop, 204 acres of grassland, and two gravel pits, ensuring both agricultural and income-generating opportunities.

The property features an impeccably remodeled 2,152 square foot home, alongside outbuildings including a spacious 28x38 shop, a machine storage shed, and a 12x10 shed. The farmland is exceptionally fertile and flood-irrigated with gated pipe, guaranteeing productivity. Additionally, the gravel pits generate approximately \$20k in income.

Take in the stunning panoramic views from atop the west hill, overlooking the Pryor Mountains, Beartooth Mountains, Heart Mountain, and the entire Clarks Fork Valley. With unbelievable building sites, this property offers endless possibilities.

Price: \$1,950,000.00



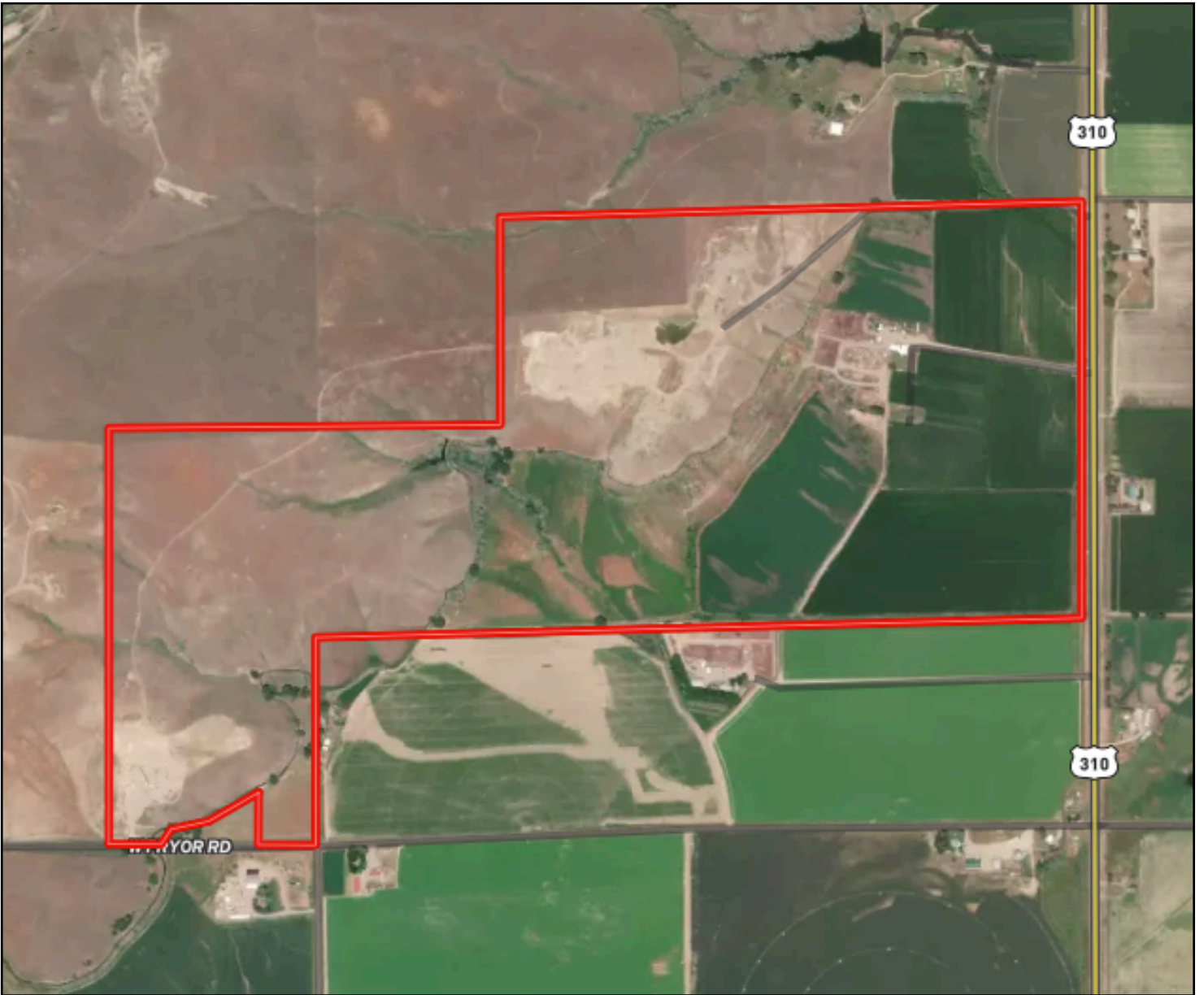
For Information call:

Jon Ussin --- (406) 855 - 4572

Carlos Davey --- (406) 690-2564

Office: (406) 652 1151 - Fax (406) 652 1152

Note: All of the herein contained information is from sources deemed reliable, however it is not guaranteed by said owner or owners agent. Sale is subject to errors and omissions, prior sale, or lease.



Land Map



Location Map





