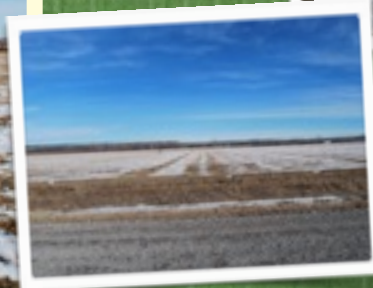




Huntley Irrigated Farms



For Sale

40 acre tract and 30 acre tract - West G Road, Huntley MT

• Highly productive irrigated land in the Huntley project.

40 acre tract:

• Currently in Alfalfa hay. This irrigated land yields approx. 7 Ton/acre. This land is suitable for all row crop.

• This land is irrigated with a Growsmart irrigation pivot.

• Real Estate Taxes include cost of irrigation water. The taxes for 2015 were \$2,013.

• Power along West G Road.

• Price: \$340,000

30 acre tract:

• Currently in alfalfa grass mix. This land yields approximately 5 Ton/acre. Owner is currently getting two cuttings of hay and

pasturing for the rest of the season.

• This tract is flow irrigated and suitable for all row crop.

• Real Estate Taxes include cost of irrigation water. The taxes for 2015 were \$1,441.

• Power along West G Road.

• Price: \$240,000

www.ubars.net



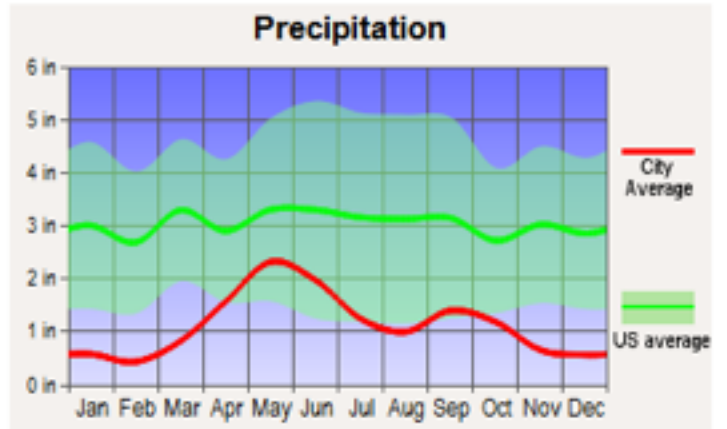
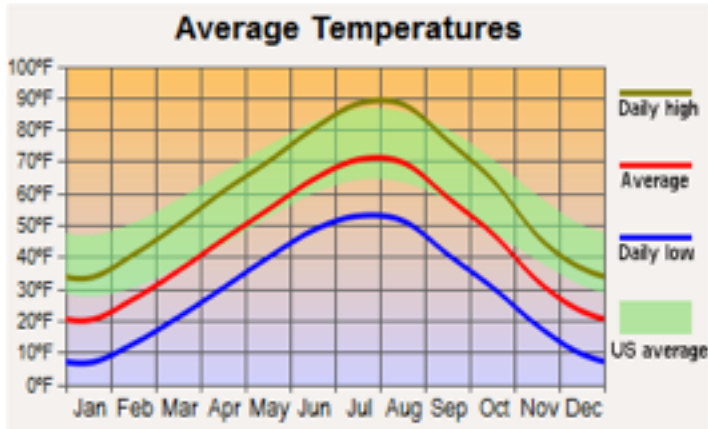
For Information call:
Jon M Ussin --- (406) 855-4572
Carlos Davey --- (406) 690-2564
Office: (406) 652 1151 - Fax (406) 652 1152

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.

The Huntley Project

The Huntley Project is an irrigation project in southern Montana that was established by the United States Bureau of Reclamation in 1907. The district includes the towns of Huntley, Worden, Ballantine, and Pompeys Pillar.

Since the Huntley Project was established, the district's main cash crops have been sugar beets and alfalfa. Corn Silage for the local cattle industry is also important.



Plat Map



Location Map

