Pondera County Pivot Irrigated Farm

6854 Messenger Rd, Valier, MT

$2,200,000

Presented Exclusively by
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Property Information

**Acres:** 525.57 Deeded

**Taxes:** $4,497.97 (2018)

**Legal:** S15, T29 N, R04 W, ACRES 465, S2, S2N2, AND - S14, T29 N, R04 W, NW4SW4

**Grain Bins:** 3 (9,100 bushel storage)

**Water Rights:** Yes

**Metal Stock Barn:** 40’ x 200’ with individual stalls

Executive Summary

Now is your chance to own an incredible, productive farm in Pondera County. The farm is not certified, but sellers report that chemicals haven’t been used on the crops for generations. The soil is so black that it will stain your hands!

Four pivots are located over approximately 333 acres with roughly 115 acres flood irrigated. Take advantage of awesome water rights to utilize however you wish. In addition, are dry land fields, and several outbuildings including 3 large grain bins (9,100 bushel storage – approx.), large pole barns, huge stock barns including an impressive 40’ x 200’ enclosed metal sided barn, all the materials for 40’ x 125’ Quonset, and more. Also located on this farm are 1500 tons of covered rock phosphate.

To top it off, all the equipment including trucks and implements convey with the sale separately via Bill of Sale. A full equipment list is available upon request.

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.
Soil Map

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

<table>
<thead>
<tr>
<th>SOIL CODE</th>
<th>SOIL DESCRIPTION</th>
<th>ACRES</th>
</tr>
</thead>
<tbody>
<tr>
<td>163C</td>
<td>Kevin-Hillon clay loams</td>
<td></td>
</tr>
<tr>
<td>151D</td>
<td>Yamacall-Delpoint loams</td>
<td></td>
</tr>
<tr>
<td>164B</td>
<td>Scobey-Kevin clay loams</td>
<td></td>
</tr>
<tr>
<td>22B</td>
<td>Kremlin loam</td>
<td></td>
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</tbody>
</table>
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