

DARYL TOEWS

BROKER/OWNER

HC 66 Box 34 LUSTRE, MT 59225



REALTOR®

DIRECT: (406)392-5377

CELL: (406) 392-7171

FAX: (406) 392-5388

WWW.NEWHORIZONSREALTYMT.COM

TIMBER CREEK RANCH

GENERAL DESCRIPTION

This Ranch is a little off the beaten trail but what an investment opportunity. This property is surrounded by block management by Fish, Wildlife & Parks. This drives a lot of white tail and mule deer on to this property. I have seen hundreds of deer every time I have been out. There are also a lot of pheasants and upland birds. It is almost like the ground moves when one drives through it.



LOCATION

32 Miles SW of Circle on Big Sheep Mountain Road
Prairie & Garfield County

ACEAGE/FSA

	TOTAL ACRES	CRP	ANNUAL	END OF CONTRACT
Section 7	603.4	518.3	\$13,315.00	2015
Section 8	640.0	549.4	\$15,999.00	2015
Section 12	<u>640.0</u>	<u>530.7</u>	<u>\$16,452.00</u>	2012
	1883.4	1598.4	\$45,766.00	

TAXES \$3,041.00

PRICE \$950,000.00

OTHER

Minerals reserved by Seller
Excellent rainfall area

DISCLAIMER

The information contained herein has been supplied by owner or compiled by New Horizons Realty from other sources believed to be reliable. All information contained herein is not guaranteed to be accurate and should be independently verified.



Specializing in Farm and Ranch

NEW HORIZONS REALTY
HC 66 BOX 34 ♦ LUSTRE, MT 59225-9703
DIRECT (406) 392-5377 ♦ CELL (406) 392-7171
www.newhorizonsrealtymt.com



