

# DARYL TOEWS

BROKER/OWNER

HC 66 Box 34 LUSTRE, MT 59225



DIRECT: (406)392-5377

CELL: (406) 392-7171

FAX: (406) 392-5388

WWW.NEWHORIZONSREALTYMT.COM

## TIMBER CREEK RANCH—Section 12

### 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; Located in Garfield County

### ACEAGE/FSA

Total Acres	640.0
CRP	530.7
Annual	\$16,452.00
End of Contract	2012

**TAXES** \$1200.00

**PRICE** \$328,000.00

### 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

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HC 66 BOX 34 ♦ LUSTRE, MT 59225-9703  
DIRECT (406) 392-5377 ♦ CELL (406) 392-7171  
[www.newhorizonsrealtymt.com](http://www.newhorizonsrealtymt.com)



