

# LESH & COMPANY

REAL ESTATE

Presents



## Frost Farm

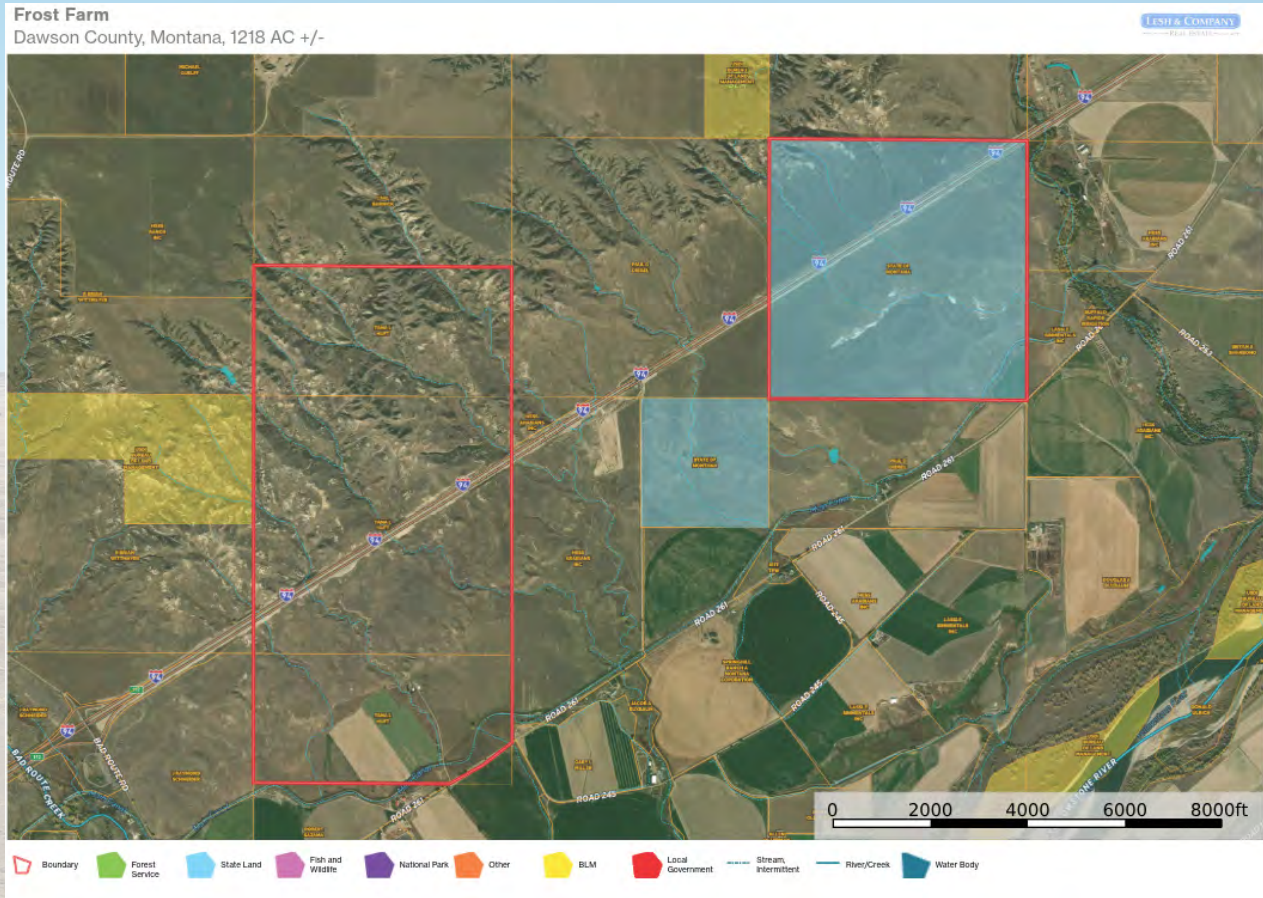
Fallon, Montana

Total of +/- 1,872 acres  
Consisting of +/- 1,232 deeded acres  
640 acres of state leases



# LOCATION AND ACCESS

The Frost Farm is located just off of the I-94 Bad Route exit on a well-maintained county road. The farm sits +/- 20 miles West of Glendive, MT (population 5,000) and +/- 55 miles East of Miles City, MT (population 9,000).



Maps are for review and reference purposes only. Fences, pipelines, tanks, wells, and roads are in general locations and are not exact. Information should be verified.



# OPERATION

The Farm has 70 deeded acres of flood irrigation and 11 acres of flood irrigation on state-leased ground.

The present owner estimates 45 +/- animal units on the pasture land. There is a state lease of 640 acres, with 630 acres of pasture and 10 irrigated acres.

There are approximately 1,162 +/- deeded pasture acres with multiple different fenced pastures that range in size.





## BUILDINGS & IMPROVEMENTS

The Farm has a 1,534 square-foot home with 3 bedrooms and 2 bathrooms split between the main level and second floor. Downstairs is an additional rec room.

There is a 30x50 heated and insulated shop near the house.

Irrigation water is \$46/acre and gets charged to the property taxes.  
Annual taxes total \$5,935.70 (including water)





The Frost Farm is a well diversified operation in Eastern Montana with grazing, farming, and recreation opportunities. Your farming and ranching needs are covered, with separated dryland pastures as well as irrigated farmland. Wildlife in the area includes mule deer, white tail, antelope, turkey, and pheasants. The Frost Farm is located roughly 2 miles from the Yellowstone River where fishing and recreation is abundant. Whether you are wanting to add on to your existing farm or ranch, or get your hands on your own property, this property will suit your needs.



**Frost Farm is offered for sale at  
\$1,299,000.**

The information contained herein was obtained from the owner and the other sources deemed reliable, but is not guaranteed.

Prospective buyers are advised to examine the facts to their own satisfaction.

Listing made subject to error, omission, change of price, prior sale and withdrawal without notice.