

Pryor Creek Property

Highway 418

South of Billings, MT



For additional details, contact:



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Purchase Price: \$5,000,000



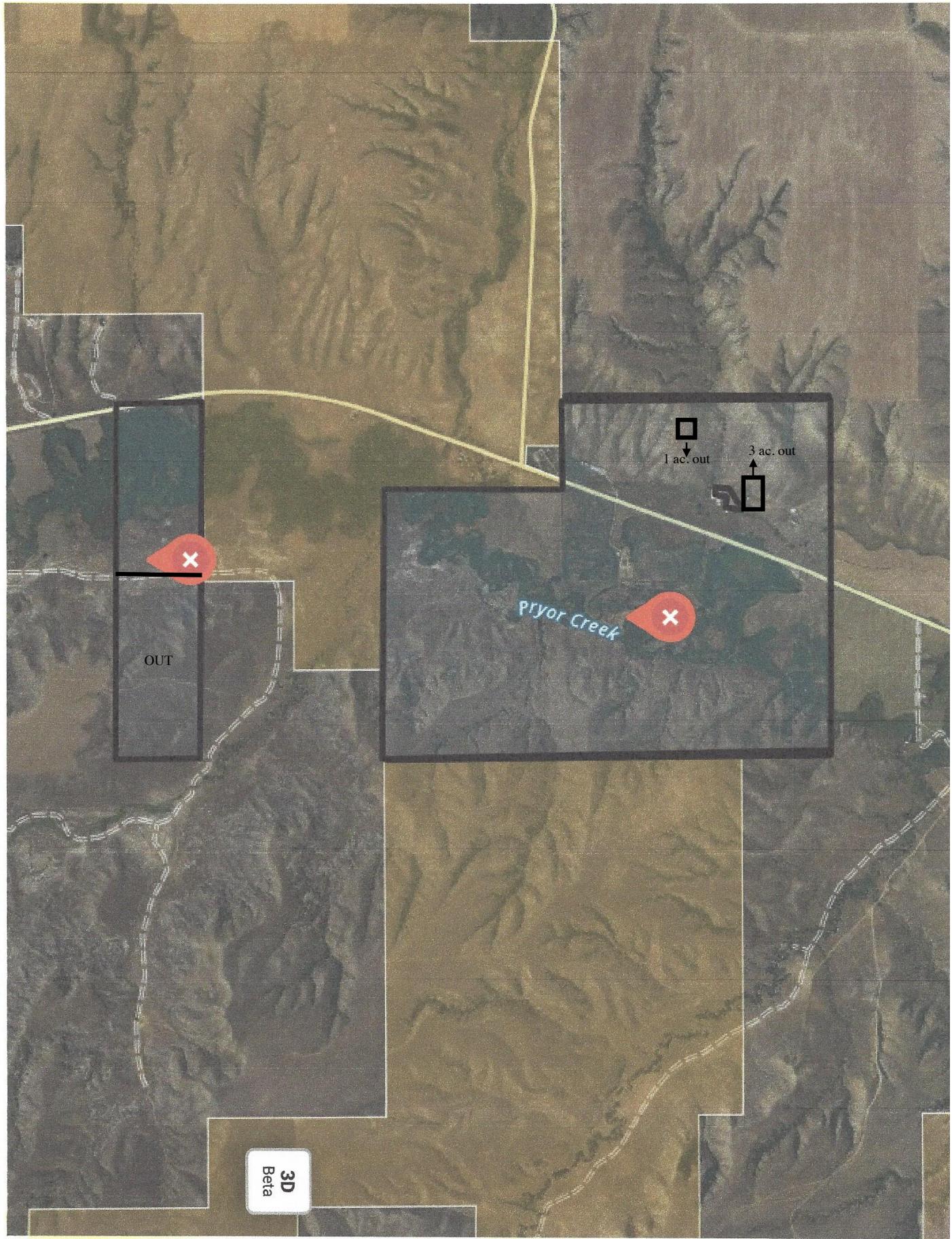
Property Description—MUST SEE!

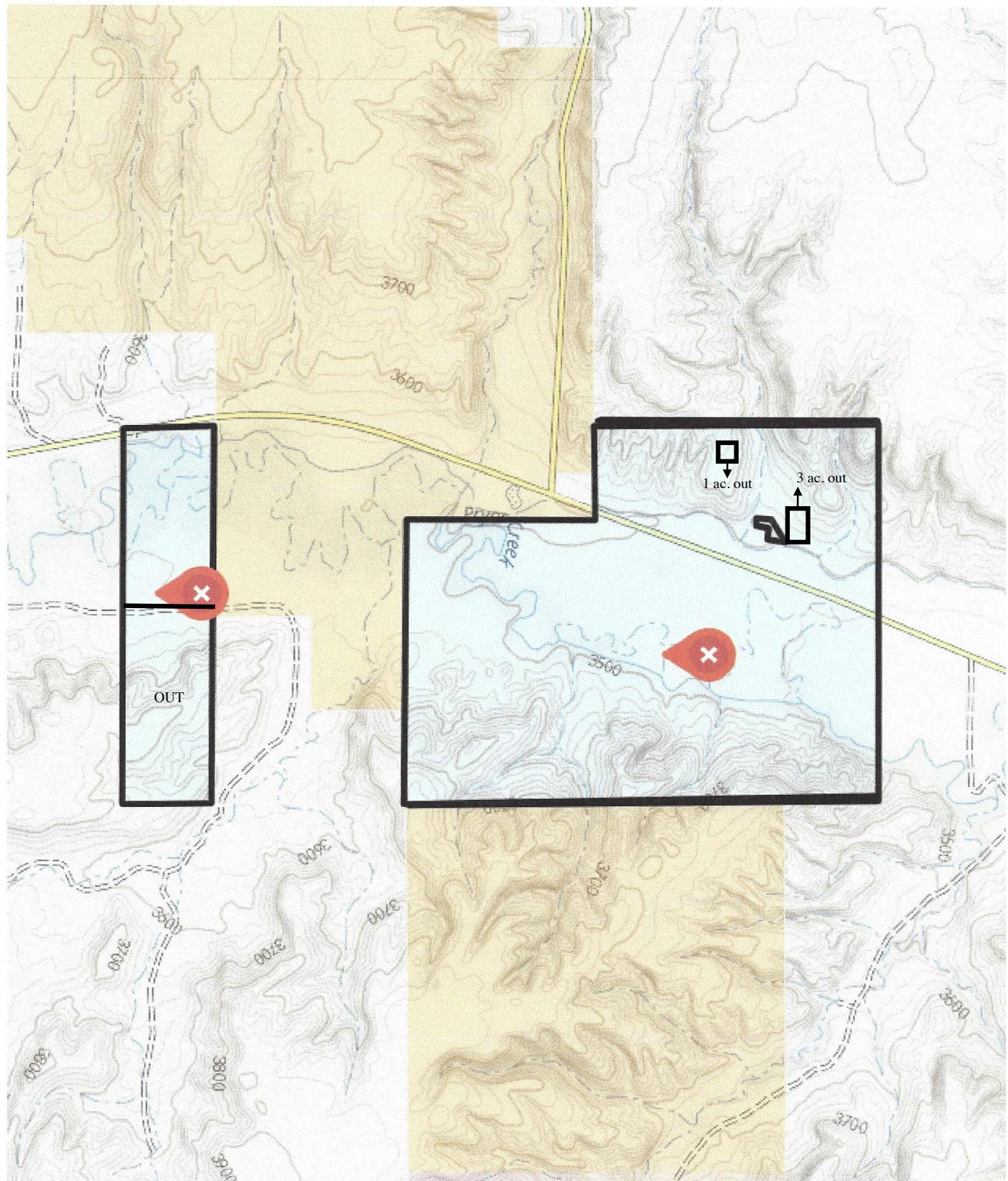
- 793 acres +/- located just South of Billings, MT consisting of two separate tracts, Pryor Creek and Highway 418 dissect both tracts.
 - 25 acres +/- dry land hay, 7 acres +/- tilled
 - 100 acres +/- under sprinkler, 60 acres +/- flood irrigated
 - 659 acres +/- grass
 - Of the 793 acres, 20 +/- acres of deeded is traded for 360 acres +/- of adjoining lease for convenience
- Improvements consist of:
 - Home: built in 1966, 3,752 sq. ft. with a full basement, 4 bedrooms, 2 bathrooms, central heat, green house, detached two car garage. Recently remodeled the inside, new roof, new siding, and insulated.
 - Implement Shed—1,120 sq. ft.
 - Pole Barn—50 x 90 feet=4,500 sq. ft. with 50 x 60 concrete pad for shop area
 - Lean to attached with 10 stalls, chute, and calf scale
 - Small Grain Bin
 - Metal corrals
 - 2 Open Face Sheds
 - 50 x 60 feet=3,000 sq. ft.
 - 12 x 15 feet=180 sq. ft.
 - Shop with 3 stalls
 - 4 water wells

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Acreage: 793 +/-







NOTICE: The information contained herein has been supplied by the owner to **NESSAN & ASSOCIATES REALTY** and/or compiled by **NESSAN & ASSOCIATES REALTY** from other sources believed to be reliable. All information contained herein is not guaranteed to be accurate, and the reader of this brochure should independently verify all such information, particularly the number of acres involved, the classifications of those acres, carrying capacity, estimate of production yields,