

# 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

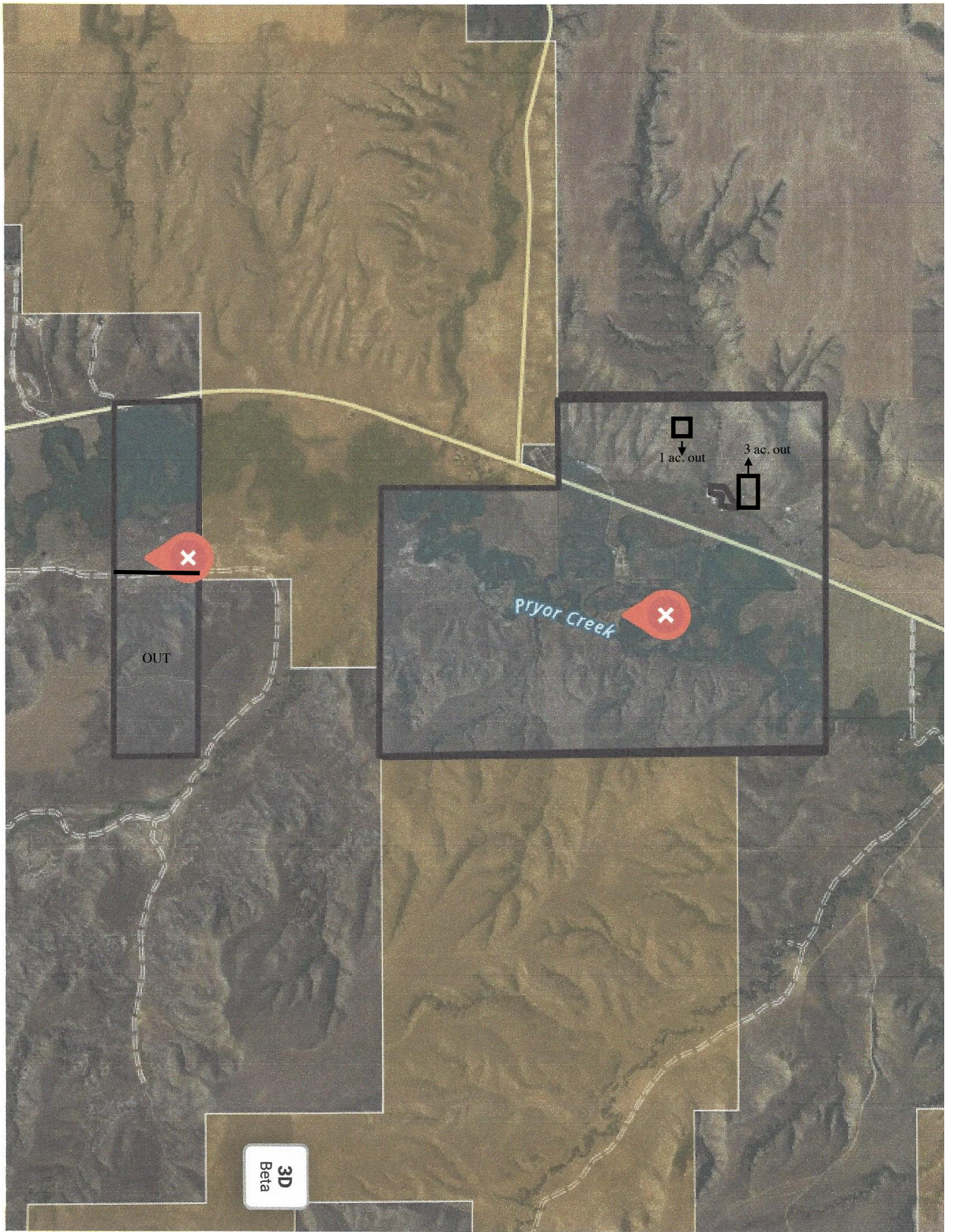


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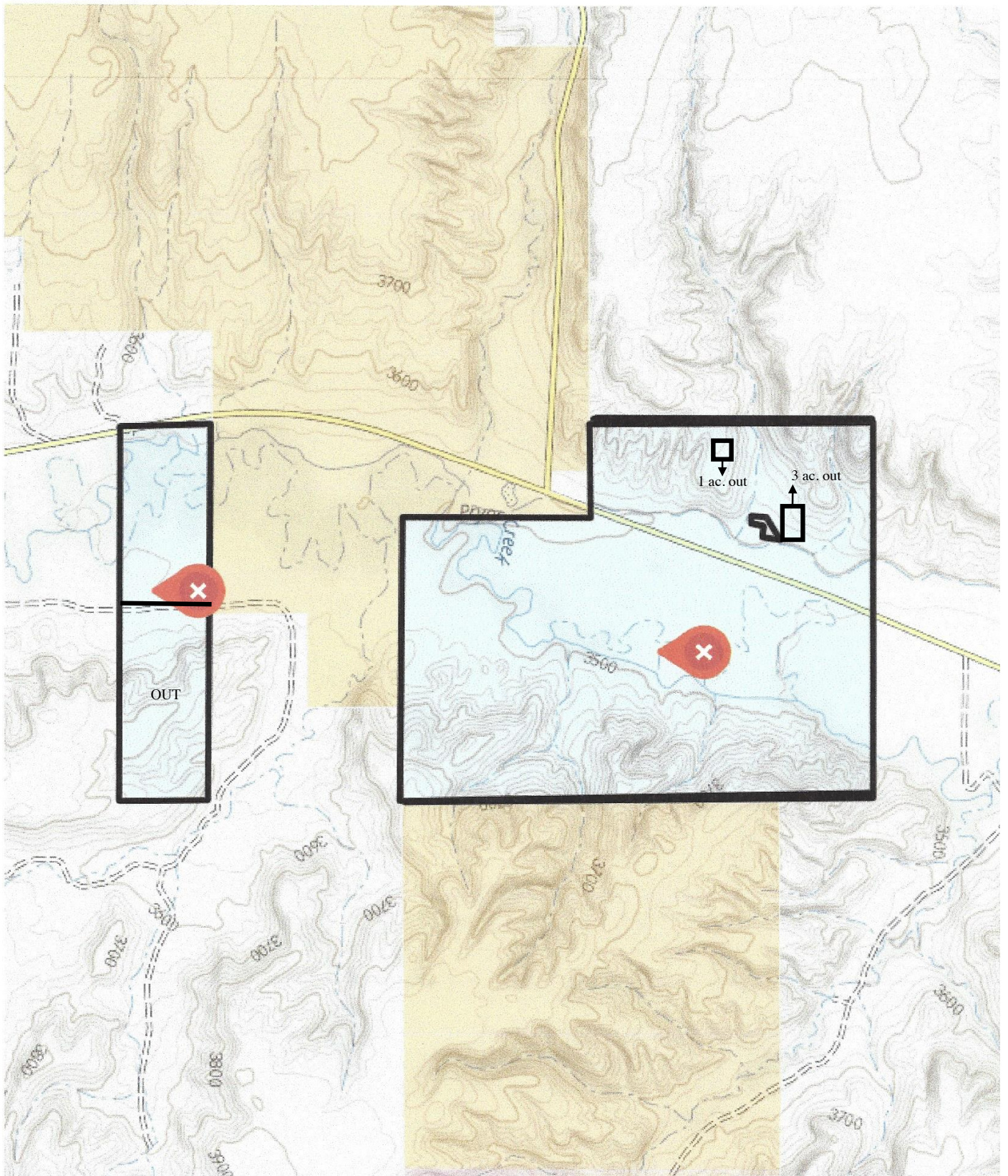
**Acreage: 793 +/-**











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