

THE DEAN CREEK FARM

Lavina, Montana



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Dean Creek Farm

LOCATION: Sixteen miles North of Acton, Montana, at 1508 Dean Creek Road, Lavina, MT 59046.

ACCESS: West of Acton on Highway 3. From Billings take Highway 3 to Oswald Road (north) to Dailey Road (east), left on Stephenson Road, and right on Dean Creek Road.

AREA FEATURES: The Dean Creek Farm is 45 minutes northwest of Billings. Montana's largest city with all amenities.

ELEVATION: 4,000 feet.

**IMPROVEMENTS:**

- ◆ Home: 1,272 sq. ft., 4 bedrooms, full bath, half bath.
- ◆ Double detached garage: 24' x 36'
- ◆ Out building: 12' x 16'
- ◆ Implement Shed: 28' x 28'
- ◆ Standard barn: 16' x 40'
- ◆ Lean-to: 20' x 40'
- ◆ Second Implement Shed: 14' x 40'
- ◆ Shed: 8' x 10'
- ◆ Eight 2,500 bushel bins
- ◆ Three wells



ACREAGE: Total acres: 1,758 +/-

Tillable: 1,002 +/- acres

Grass: 756 +/- acres—includes timber

WATER: Three wells and springs

WILDLIFE: Elk, deer, antelope, turkeys, cats, & upland game birds.

MINERALS: Seller to retain half, if any. Balance to convey with property.

TAXES: \$2,615—Estimated.

TERMS: Cash to seller.

PRICE: \$1,320,000.00

BROKER COMMENTS: The Dean Creek Farm is a nice productive wheat farm, which is complimented by grazing and hunting, close to Billings, MT. Billings has two major medical facilities, great dining, shopping, and an international airport. The Dean Creek Farm is a scenic place with scattered timber and farm land in two separate parcels. Great hunting opportunities. There are local delivery points for both grain and livestock.



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, estimates of production yields, water rights, etc.

Montana

AVERAGE ANNUAL PRECIPITATION

