

Boone Farm
Billings, Montana 59101

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\$740,000

1,631 Total Acres



The Boone Farm is located in the foothills of the Pryor Mountains ten miles east of Pryor on the Pryor—St. Xavier paved cut across. The Boone farm produces 50—70 bushels winter wheat.

Information herein deemed reliable, however, is not guaranteed. The sale offering is made subject to errors, omissions, change of price and prior sale and withdrawal without notice in accordance with the law. This property is offered without respect to race, color, creed, national origin or familial status.

Boone Farm

CLIMATE: Mild Spring through Fall with winter producing considerable snowfall. 120—130 day growing season. 14—16 inches rainfall.

IMPROVEMENTS: None

ACREAGE: 1,631.02 acres total with 1,013.70 farmland and the balance in grass.

TAXES: \$3,382.55 for 2017.

PRICE: \$740,000.00

BROKERS COMMENTS: Very good cropland with rainfall in the foothills average. Property has springs and live-water.

Presently has a renter that would continue to lease.

The farm lies within the Crow Reservation.

