
THE BIG HORN FARM

Hardin, Montana



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Big Horn Farm



The Big Horn Farm is a large efficient dry land wheat farm located in Big Horn County, Montana. It is a relatively new farm in that it was broke out of sod in the early eighties and developed into a first class wheat farm.

LOCATION: Northwest Big Horn County and three miles off I-90 at the Fly Creek exit which is 30 miles east of Billings. Billings, Montana's largest city, is a full service community with the best in medical facilities, lots of entertainment, supplies, retailers, and an international airport. Hardin, the county seat, is approximately 15 miles east from the farm and offers light services.

CLIMATE: 120—130 day growing season. 12—14 inch rainfall area. Low snowfall area.



IMPROVEMENTS:

- ◆ 18—20,000 Bushel bins
- ◆ 5—50,000 Bushel bins
- ◆ 3—Seed bins
- ◆ 5 Fertilizer tanks
- ◆ Shop / office—steel
- ◆ Open front storage shed
- ◆ Wash shed with apron
- ◆ Oil shed
- ◆ Commercial truck scale

Since 2008:

- ◆ 100 ' x 100' shop with hanger door and an addition for living quarters & office space
- ◆ 100,000 Bushel storage



ACREAGE:

Total acres: 34,970.08

Deeded - 28,578.60
Lease - 6,391.48—cultivated 5,703.91, grass 687.57.

Cultivated - 25,805.91
Grass - 9,164.17

Deeded Cultivated - 20,102.0
Deeded Grass - 8,476.6

Lease Rent—\$87,298.17

TAXES: \$38,997.43

PRICE: \$16,500,000.00

BROKER COMMENTS: As one of Montana’s largest farms as well as the only one on the market, Big Horn Farm should be of interest to producers and investors. The Big Horn Farm is a very efficient operation with everything state of the art.

Focus has been to raise a variety of crops. Owners have had success with sunflowers, safflower, lentils, corn, as annual rotations to small grain.



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