

LAND FOR SALE

Highway 91 | Pryor | MT | 59066



Location: Pryor Hayfields are located 38 miles south of Billings; 1 mile east of the Town of Pryor, MT.

Access: The property is accessed from Highway 91. From Billings, take Highway 416 south 17 miles until intersection with Pryor Road (Highway 418). Take Highway 418 until reaching Pryor and Highway 91. Go east one mile to property.

Area Features: The property is 38 miles from Billings, MT. Billings is Montana's largest city with superior air service, restaurants, shopping, livestock and grain marketing, and medical services.

Elevation: Ranges between 4,000—4,100 feet.

Climate: Pryor Hayfields is in a temperate climate for Montana. Annual rainfall is between 13—16 inches.

Acres: The two parcels equal 159 +/- acres. They are split into 40 acres and 119 +/- acre fields.

DYLAN SEDLACEK
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Landmark of Billings, Inc.

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PRYOR HAYFIELDS



Acreage Breakdown: 40 acres is in alfalfa hay. The 119 +/- acre field is 100 acres of alfalfa/sainfoin mix hay with the balance in native grass grazing.

Taxes: \$543.00 for both parcels; 40 acre parcel—\$135.00 and the \$119 +/- acre parcel—\$407.00.

Terms: Cash to Seller.

Price: 40 Acres—Alfalfa Hayfield—**\$50,000**

119 +/- Acres—Alfalfa/Sainfoin Hayfield—**\$125,000**

Agent Comments: Beautiful, highly productive hay ground. Paved highway the entire way to property with good access. Very scenic setting with the Pryor Mountains very close.

The area farmers have put up the hay on shares and could be willing to continue if wanted by the new owner.