

# LAND FOR SALE

397 Gordon Road | Vaughn | MT | 59487



SCOTT GROSSKOPF  
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Landmark of Billings, Inc.

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Selling a 100 acre +/- Pivot based on completion of survey. Water right to transfer. Water is gravity flow underground pipe from reservoir. Pivot is in seventh season of use with a year old stand of alfalfa. Farmer has four years remaining on a ten-year lease. Located at the corner of Muddy & Gordon Roads. County—Cascade. Taxes to be determined.

Electric: Available

Gas: No

Water: Buyer to verify

Sewer: No

Phone: Buyer to verify

Legal Description: To be determined— T22N, R01E, Sec 30, 100 acre pivot

Lot Description: Corner

Topography: Rolling

Zoning: Unzone

Street Surface: Gravel

Restrictions: See Deed



**\$320,000**

**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.**

# Aerial Map

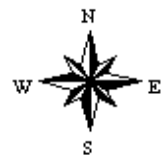


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Map Center: 47° 37' 58.27, -111° 39' 22.45



**30-22N-1E**  
**Cascade County**  
**Montana**



3/25/2020



Maps Provided By:  
**surety**  
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Field borders provided by Farm Service Agency as of 5/21/2008.