

\$1,400,000

THE GREAT FALLS PLACE FLOOD IRRIGATED HAY GROUND

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PROPERTY DETAILS

- 1,193+/- Total Deeded Acres
- 1,038+/- Acres of Hayground
- 150+/- Acres of Prime Grazing
- Most Cropland enrolled in CRP
- In the Process of MFWP Easement Application
- Beaver Creek Located on Property
- Easy Access from Old Hwy 2
- Water Rights
- Plentiful Wildlife
- Whitetail Deer, Antelope, Pheasant, Sharp-Tail, Hungarian Partridge Habitat
- 5 Miles from Nelson Reservoir
- 2024 Property Taxes: \$1,471.61

FLOOD IRRIGATION & PRIME GRAZING

This 1,193.74 +/- acre property offers exceptional agricultural value, featuring 1,038.90 acres of fertile hay ground and 150.69 acres of prime grazing land. The land benefits from reliable flood irrigation sourced from Beaver Creek, with established water rights that provide priority access to irrigate 740 acres. These rights ensure a steady water supply from February to October each year. Additionally, the property holds significant potential for pivot irrigation conversion, further enhancing its agricultural productivity. With rich soil and consistent water resources, this land is ideal for both hay production and livestock grazing, making it a valuable asset for any agricultural operation.

HUNTING AND WILDLIFE



This property offers exceptional wildlife value, making it a haven for outdoor enthusiasts and nature lovers. With thriving populations of whitetail deer, antelope, pheasant, sharp-tail grouse, and Hungarian partridge, the land is a prime location for hunting and wildlife observation. The diverse habitat, enhanced by the surrounding irrigation and conservation practices, supports a rich ecosystem that attracts a variety of species year-round. Whether you're an avid hunter or simply enjoy the beauty of Montana's wildlife, this property provides endless opportunities for outdoor recreation and wildlife conservation.