

## East Malta Irrigated Farm & Ranch The Hould Property | \$5,000,000

Just 5 miles east of Malta, Montana, with highway frontage off Old Highway 2, the East Malta Irrigated Farm & Ranch is a standout agricultural operation spanning 1,203 deeded acres. Owned by the Hould family, this productive and well-managed property has long served as the backbone of a successful feed program for decades.

With 586+/- acres of irrigated land, this is some of the most proven and high-yielding ground in all of Phillips County. The rest of the acreage consists of 193.2 acres of quality non-irrigated farmland acres and 387 acres of native grass.

## Acreage Breakdown:

- Irrigated Land: 586.1 acres
- Farmland (non-irrigated): 193.2 acres
- Native Grass: 387 acres

A legacy operation with over 1,200 deeded acres—anchored by highly productive irrigated land and decades of success.

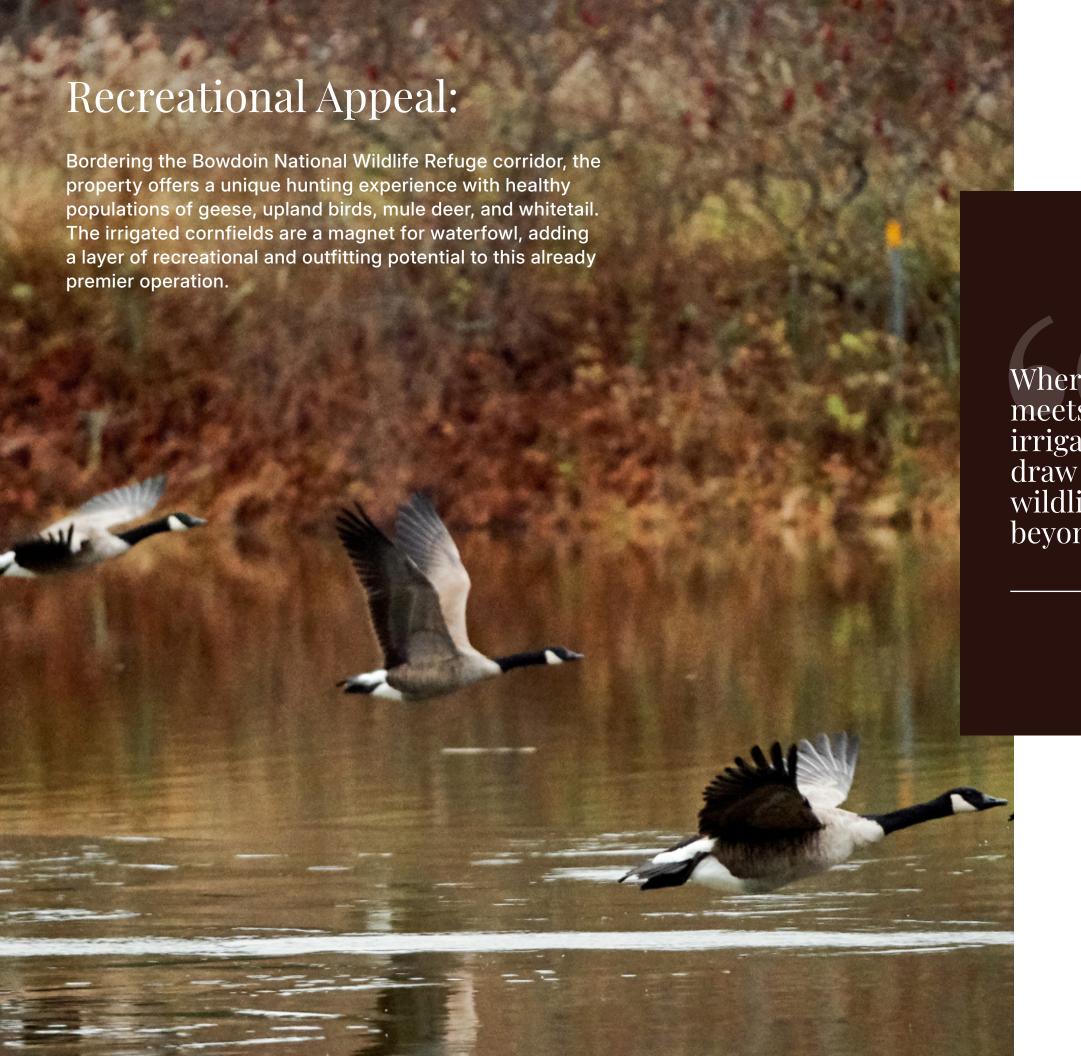
## The Hould Property

The irrigated acres are currently seeded in a productive 50/50 split of corn and alfalfa. Annual production averages a reliable 28 tons per acre for corn and no less than 7 tons per acre on alfalfa. Gated pipe irrigation delivers efficient, low-labor water management across the field systems. This property has been the engine of the Hould family's feed and cattle program for years—proven ground with proven results.









Where rich farmland meets wild beauty—irrigated cornfields draw waterfowl, and wildlife roams just beyond your fence line.





## **Tanner Anderson**

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