



UC RANCH | NORTHWEST  
PROPERTIES REALTY & AUCTION

Confidential Offering Memorandum:  
**East Malta Irrigated Farm & Ranch**

Tanner Anderson | United Country Northwest Realty & Auction

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# 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

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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.









# Improvements:

## Main Residence:

- 3 Bed / 1 Bath
- 1,368 sq ft main floor + 936 sq ft basement
- Gas heat, central A/C
- Updated windows and siding

## Labor House

- 2 Bed / 1 Bath
- 684 sq ft main + 351 sq ft upper
- Updated windows and siding
- Gas heat

## Outbuildings & Infrastructure:

- (2) Detached Garages: 24×24 and 19×24
- 15 ft Grain Bin (60,000 BU)
- 52×40 Hip Roof Barn with 12 livestock pens and hay loft
- (3) Pole Barns: 12×26, 12×24, 16×48
- 30×30 Implement Shop
- Certified Fairbanks Scale
- (3) Propane Tanks (leased from Ezzie's)

While some seasonal flooding occurs on the western edge due to the Black Coulee drainage, it has not impacted production or overall usability.





# Recreational Appeal:

Bordering the Bowdoin National Wildlife Refuge corridor, the property offers a unique hunting experience with healthy populations of geese, upland birds, mule deer, and whitetail. The irrigated cornfields are a magnet for waterfowl, adding a layer of recreational and outfitting potential to this already premier operation.

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



UC RANCH<sup>TM</sup>  
PROPERTIES

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## Tanner Anderson

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