

\$2,250,000

GOLDEN TRIANGLE FARM & RANCH HILL COUNTY, MONTANA

WWW.NORTHWESTRANCHLAND.COM
406.654.2881



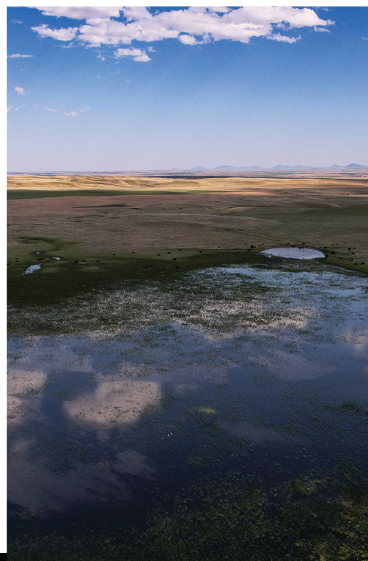
PROPERTY DETAILS

- 2,278± Deeded Acres
- 1,200± Farmed Acres
- 320± Acre State Lease
- 63 AUM Grazing Capacity
- Wheat & Fallow Rotation
- Summer Pasture: 800± Acres
- Steel Grain Storage Bins
- Water: Dams, Pits, Wells
- County Road Year-Round Access
- Mineral Rights Convey Included
- Property Taxes 2024: \$5,182

PREMIER AGRICULTURE PROPERTY HILL COUNTY

Golden Triangle Farm & Ranch is a premier agricultural property situated in Hill County, Montana, just 16± miles northeast of Havre along the Hill and Blaine County line. Spanning 2,278± deeded acres, this well-managed operation includes 1,200± farmed acres and an additional 320± acre State Lease—supporting both productive dryland farming and livestock grazing. With a balanced rotation of Winter and Spring Wheat and 63 AUMs of grazing, the property is ideally suited for continued agricultural success. Access is easy via a well-maintained county road, offering year-round entry while preserving privacy.

MULTIPLE WATER SOURCES INFRASTRUCTURE



The ranch includes 800± acres of summer pasture, multiple water sources such as stock dams and wells, and well-maintained fencing to support livestock operations. Key infrastructure includes steel grain storage with aerated bins, a modest utility shop, and working corrals, with power available at the building site. Real estate taxes are approximately \$5,182 annually, and all existing mineral rights will convey. Possession is available for a Fall 2025 closing, with the option for early access for those planning to seed Winter Wheat.

Gary Anderson®

406.654.4242 - LISTING AGENT -

U^C RANCH PROPERTIES | NORTHWEST REALTY & AUCTION