

\$2,212,000

PINTAIL RANCH PHILLIPS COUNTY, MONTANA

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PROPERTY DETAILS

- 1,760± deeded acres
- 320-acre BLM lease included
- 972± acres improved pasture
- 2023 custom-built residence
- Two master suites
- Covered patio with mountain views
- 30x40 ft. detached garage
- 580-ft. insulated well
- Four livestock water tanks
- Conservation easement with 10-acre exclusion
- Property Taxes 2024: \$4,543.35

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.

CONSERVATION EASEMENT & HABITAT



This property is well-equipped with essential infrastructure to support both daily living and agricultural use. A 580-foot well, drilled in 2017 and housed in an insulated well house, ensures a dependable year-round water supply. Power and a thoughtfully designed pipeline system support livestock watering and irrigation needs, with four sock tanks in place — including one for winter use. The land is fully fenced with gates and a cattle guard, making it ideal for managing livestock. Additionally, the property is part of a Montana Fish, Wildlife & Parks Conservation Easement, promoting responsible land stewardship through an approved Grazing Management Plan. Approximately 10 acres surrounding the home are excluded from the easement, allowing flexibility for future use. The region's Prairie Pothole wetlands enhance the ecological value, supporting abundant wildlife and providing exceptional birdwatching and habitat diversity throughout the nesting season.

Gary Anderson®

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