

# North Sidney Irrigated Farm

Sidney, MT



For additional details, contact:



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**Purchase Price: \$2,900,000**

**Total Acres: 733 +/-**



## **Description**

- 733 +/- total deeded acres
  - 605 +/- Irrigated acres
    - 292 +/- Pivot sprinkler acres
    - 313 +/- Flood acres
  - 65 +/- Grass, Brush, Pasture bordering Yellowstone River
  - 1 +/- Farmstead
  - 62 +/- Trapped grass and ditches
- 3 phase power on property
- A portion of irrigated acres sprinkled by valley pivots
- Excellent hunting: white tail, pheasant, geese, mule deer
- Taxes: \$32,000 (include water shares)
- Elevation 1900'
- Seller will consider leasing back cultivated farmland
- Directions: 4 miles NNE of Sidney on Highway 200, E on Rd 129 (watch for signs)

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