

The Toluca Farm

Toluca, Montana



For additional details, contact:



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The Toluca Farm

Purchase Price: \$3,250,000.00



Location: Thirty miles East of Billings, Montana, on I-90 near Toluca Interchange in Big Horn County.

Access: Toluca Interchange to Highway 87. Farm is located approximately one mile west of the interchange.

Area Features: Toluca Farm is thirty minutes from Billings, Montana's largest city with all amenities.

Elevation: 3,250 feet.

Climate: Toluca Farm is in a temperate climate for Montana. Average rainfall is between 12-14 inches.



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IMPROVEMENTS:

- Brick ranch-style home, built in 1980 with 3,300 sq. ft., 4 bedrooms, 2.5 baths, hot water heat propane boiler, central air, full basement, double attached heated garage, 6,500 gal. cistern.
- 35,000-bushel grain bin with aeration
- 75' x 120' Quonset—concrete floor, door openers, 220 power, radiant heat, forced air
- 56' x 60' insulated shop with office—cement floor, door opener, power
- 24' x 32' storage building
- Two 120-ton fertilizer/grain storage hopper bins, not part of purchase price





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ACREAGE:

Total acres:	<u>4,172 +/-</u>
Tillable:	<u>3,050 +/-</u>
Grass:	<u>1,122 +/-</u>

WATER: Five reservoirs, cistern for house and shop

WILDLIFE: Mule deer, antelope, upland game birds

MINERALS: Sellers share, if any, to convey with property

TAXES: \$5,100.00—estimated

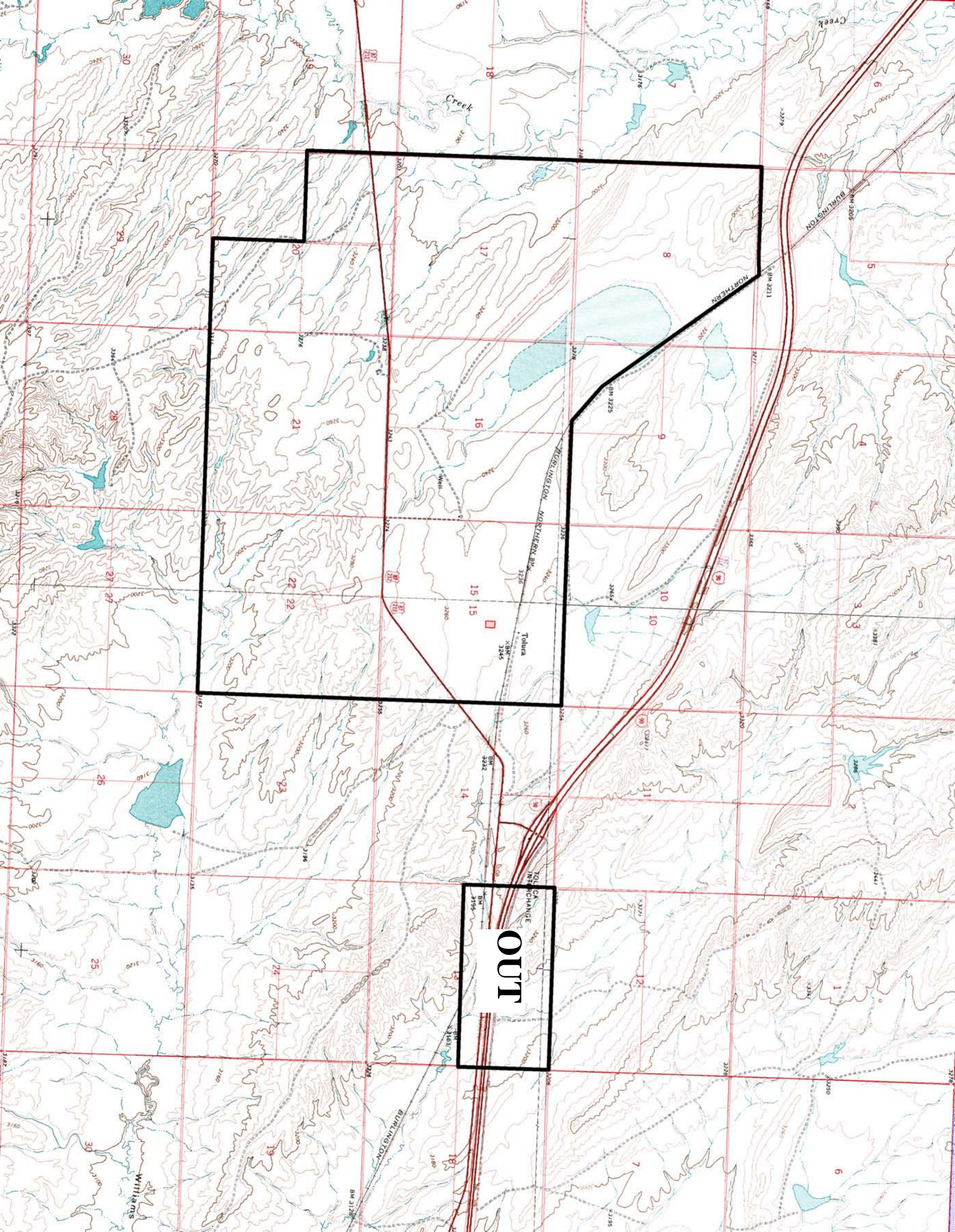
TERMS: Cash to seller

PRICE: \$3,250,000

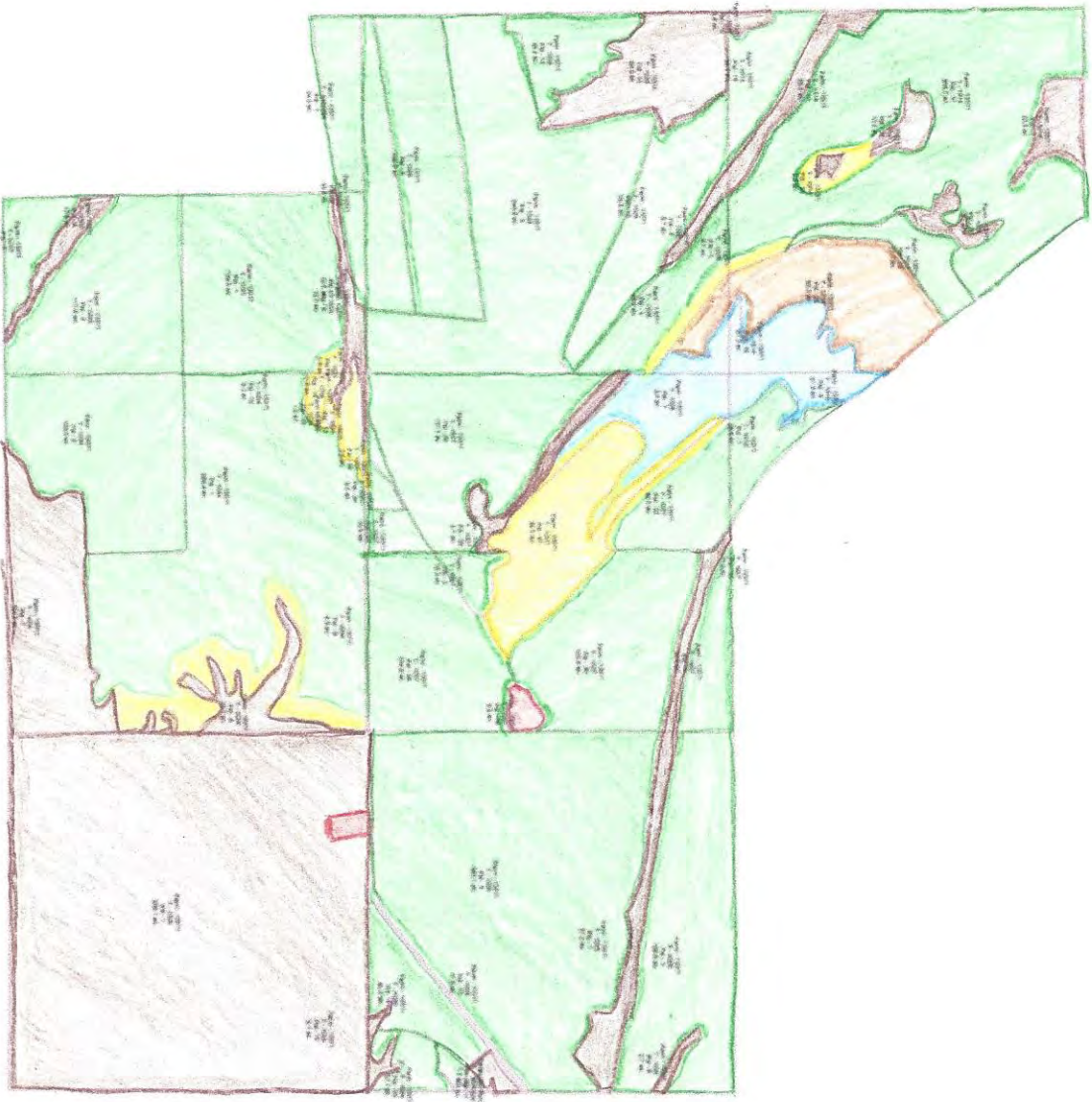
BROKER COMMENTS: Wheat farm and pasture close to Billings with a nice set of improvements. Broker has partial interest in property.



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OUT



- Tilled/Cropland
- Grass
- Grass / Alfalfa
- Wetlands
- Farmstead
- Water



