

2 Bar J Farm
Lambert, Montana 59243

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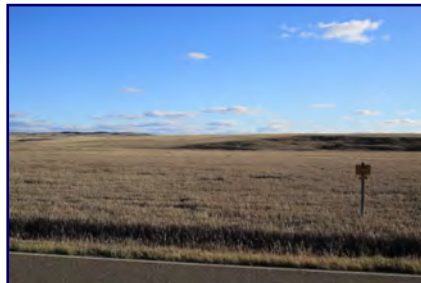


\$495,000

The 2 Bar J Farm is in a productive area in Richland County. Located 12 miles north of Lambert, MT, off County Road 328 and Highway 201 which divides the property for easy access. This income producing property consists of a total of 592 acres. 439 acres +/- tillable of which 421 acres +/- are currently in CRP set to expire in 2022 with an annual income of \$13,894.00. The remaining 152 acres +/- consists of grass/pasture which has an income of \$200.00 a year.

The building site has a well, three grain bins, and a 32'x40' shop/storage building. Water: domestic & stock well, spring in pasture.

Wildlife: antelope, deer, and upland birds are seen on the property. Power & telephone are available. Elevation: 2,270'. Taxes: Obtaining.



Information herein deemed reliable, however, is not guaranteed. The sale offering is made subject to errors, omissions, change of price and prior sale and withdrawal without notice in accordance with the law. This property is offered without respect to race, color, creed, national origin or familial status.

