

Lower Flathead River Drainage Farm



44890 Cornelius Road, Ronan, MT 59864



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Nearly 500 acres in some of the best agricultural land in NW MT! Alfalfa hay currently planted. Grounds have been rotated and fertilized for this year and for the coming year. The statuesque Mission Mountains provide the backdrop for this established working family farm with a 2,800 sq. ft. home. The ranch style home was fully remodeled in 2010 with new windows, doors, main floor bathroom and kitchen. 4 Bedrooms + a bonus room and a large family room downstairs. Just outside of Ronan with the quaint town of Polson and freshwater Flathead Lake are nearby in this hunting, fishing and recreational area! Approximately 5 Acres and home in NE corner of Parcel G to be surveyed out after closing (5 acres not included in total acreage). See listing agent for maps, the must-see aerial drone video, property inclusions and showing exclusions. Guarantee of water delivery from the FIIP (Flathead Indian Irrigation Project). Approximately \$27/year/acre, which is included in the taxes.



Lower Flathead River Drainage Farm \$2,500,000



Schedule an appointment today! Refer to MLS #21612049.

Square Footage: 2,800

Bedrooms: 4 + a bonus room

Bathrooms: 2 Full

Year Built: 1963, fully remodeled in 2010

Water: 1 Private well & 1 share in the guaranteed community water project \$36/month

Sewer: Private septic system

Heat Source: Oil forced air & A/C

Appliances Included: Dishwasher, microwave, range, refrigerator, downstairs freezer

Garage: Double detached garage + shop, barns & almost brand new 60' x 180' hay shed

Roof: Asphalt

Siding: Masonite

Foundation: Poured concrete

Terms: Cash

Acres: 497+/-

Taxes: \$21,345/2016
(Taxes include Irrigation Fees & 5 acre parcel that will be removed.)

Legal: Lengthy, CLA

Geocode: Multiple, CLA

CCRs/HOA Dues: None

Road/Access: County/gravel



Presented Exclusively By:

Wayne Heaton

Broker, GRI, SFR, RRS, CRS, C-REPS, CCIM Member

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