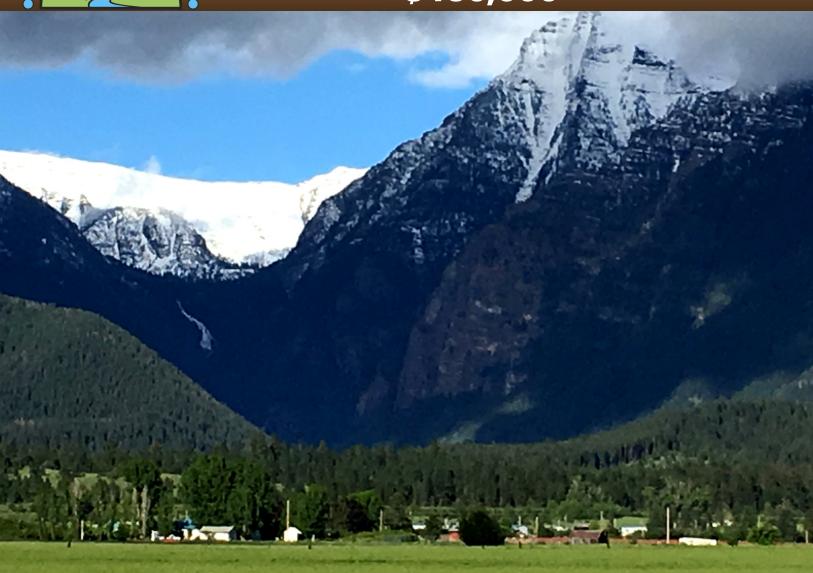


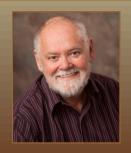
Mission Dam Acreage \$480,000



NHN Mission Dam Road • Saint Ignatius, MT

80 Acres of irrigated farm land located in a farm and ranch paradise! An irrigation canal with rights provides the water. Breathtaking views of the Mission and Salish Mountains. Either winter or spring wheat to be planted. Owner financing is available!!

Schedule an appointment today! Refer to MLS #21611318.



Presented Exclusively By:

Wayne Heaton

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

Clearwater Montana Properties, Inc.

903 Spokane Avenue, Suite 4, Whitefish, MT Mobile 406-210-1100 Office 406-863-1090 Fax 866-530-3487 Wayne@CMPMontana.com

CMPMontana.com * SportsAfieldTrophyProperties.com





Mission Dam Acreage \$480,000



Acres: 80+/- Acres

Taxes: \$2,243/2015 (Includes Irrigation Dues) **Legal:** S18, T18 N, R19 W, S2SE4 R/W 5 AC

Geocode: 15275418101020000

CCRs: No

HOA Dues: None

Road/Access: County/gravel Septic: To be installed by buyer Water: To be installed by buyer

Utilities: Electricity & telephone are available at

property line **Terms**: Cash





Information is deemed to be reliable, but is not guaranteed. Buyers and their agents are encouraged to conduct due diligence, and to verify to their satisfaction, the information contained herein regarding property. This information is provided by outside sources and deemed reliable but not guaranteed by the Brokerage Firm, its agents nor representatives, nor the Listing Agent.