



Downtown Ranch, Chouteau County, Montana, 1,016.8 Acres

\$990,000

- Agriculture, Income producing

This 1,016.8+/- ranch is located just outside of historic Fort Benton, MT. Excellent mix of range and farm land. Approximately 137.58 acres are enrolled in the CRP (Conservation Reserve Program) until September 2017. 382.65 Acres are enrolled in the CREP through 2036. See listing agent for financial information on these programs and for mapping. Gravel pit generates additional income. Right near the Missouri River, recreation awaits! Taxes will change once the County Assessor splits the acreage. Railroad spur no longer in use.

Main Info

- Street Address : HWY 87
- Lot Size Acres : 1,016.8 Acres
- Postal / Zip Code : 59442
- Dwelling : No
- State / Province : Montana
- County : Chouteau
- Closest City : Fort Benton

Home Info

- Elevation : 0

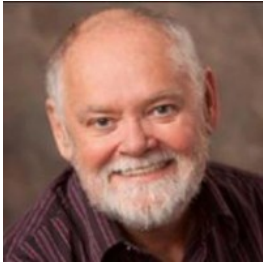
Taxes

Tax Year : 2016

Estimated Taxes per year are \$2,067.00

Lengthy - CLA

Broker Info



Wayne Heaton

Clearwater Properties

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Wayne's experience in residential, commercial, ranch, land, leases, along with experience in 1031 exchanges, conservation easements and a true appreciation for Montana, makes Wayne a natural choice. Since relocating to Montana in 1995, Wayne Heaton has put his previous 20+ years of experience in sales and marketing to use in the field. Joining the Clearwater Montana Properties, Inc. team in 2001, Wayne's background in business management, commercial development, residential development, and construction has made him a top successful sales agent. Wayne's willingness to go the distance for his clients and his ability to be a traveling broker has earned him listings and sales throughout the state of Montana. When he is not listing and selling, Wayne is an avid member of the Rocky Mountain Elk Foundation and has spent countless hours fundraising and volunteering both time and knowledge for the benefit of Montana's elk. Wayne is an enthusiastic elk hunter, taking the time and patience to seal the deal, much like his persistence in real estate.

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