



Homestead Haven, Carbon County, Montana, 148.33 Acres

\$1,300,000

- Agriculture, Big Game, Equestrian, Fishing, River Frontage, Upland Bird, Waterfowl

This Beartooth view ranch is situated privately at the end of the road along the Clarks Fork River. The subtle bend in the river, sloughs, and island are a haven for a rare blue heron rookery, wood ducks, sand hill cranes, white tail, mule deer and occasional bear. The natural slope of the land for pipe irrigation creates a productive 107 irrigated acres typically producing 3 cuttings at 6 ton per acre of alfalfa hay. An area of high ground that does not disrupt the farm land has power and an existing well as a one of numerous possible building sites. Includes irrigation pipe, 96 shares ditch rights and live slough. Located just 20 minutes to I-90 easy commute to Billings, Red Lodge and less than an hour to Cody, WY.

Main Info

- Street Address : Homestead Road
- Lot Size Acres : 148.33 Acres
- Postal / Zip Code : 59026
- Dwelling : No
- State / Province : Montana
- County : Carbon
- Closest City : Edgar

Home Info

- Elevation : 0

Taxes

Tax Year : 2017

Estimated Taxes per year are \$1,039.00

S12, T04 S, R23 E, TRACT 1-AG COS 1878 2ND AM AG LESS 2A-AG COS 1889AG 148.33 ACRES
AKA PT SENW & LOTS 4,6,7,8,9 & ALL OF 10

Broker Info



Dayla Newton

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Full-Time, licensed Real Estate Agent Member, National Association of Realtors Member, Montana Association of Realtors Member, Lewistown Board of Realtors 4th Generation Central Montanan Prior entrepreneur & business owner Aims to achieve your goals and exceed your expectations Enjoys taking her son on adventures such as camping, riding dirt bikes, shooting archery, fishing, flying and traveling

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