



**Missouri River Farm, Richland County, Montana, 181.41 Acres**

**\$750,000**

- Agriculture, Big Game, Fishing, Income producing, River Frontage, Upland Bird, Water Rights, Water Sports, Waterfowl

Next door to the Fort Union Trading Post, this Missouri River farm is where history meets modern farming and recreation. Own approximately 181 acres, including 50 acres of river bottom and 121 acres of irrigated & productive, level farm ground. The fertile soil has historically and currently produced a successful wheat and sugar beet crop. This offering includes 124 acre feet of water from the Lower Yellowstone Irrigation Ditch, PLUS a supplemental 176 acre feet pumped from the Missouri. The 4,000 gpm pump and over 2,000 feet of pipeline are included. There will never be a shortage of water! The combination of cover in the river bottom, and productive fields make an exceptional hunting and fishing property. Pheasant, duck, geese, turkey, and deer hunting opportunities will keep you busy all season long. During the warmer months, put your boat in the water just up the road, or fish right from the bank. This farm will not last long! \*Note – the home and outbuildings seen in the photos are NOT included.

**Main Info**

- Street Address : Nhn County Road 355
- Lot Size Acres : 181.41 Acres
- Postal / Zip Code : 59221
- Dwelling : No
- State / Province : Montana
- (Assessor) Parcel Number : 0000008756
- County : Richland
- Closest City : Fairview

**Broker Info**



## **Nick Dodge**

**Clearwater Properties**

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**Co-listing with: Clearwater Properties, Carey Kanavel**

Nick is a native Montanan born and raised in Southwest Montana. He is a proud graduate of the University of Montana where he studied Human Biology. His love of being in the outdoors and sharing this passion with others influenced him to begin a full-time career in real estate. Nick grew up hunting and fishing Montana's mountains and streams, and he aims to use his honesty and knowledge of Montana's recreational opportunities while assisting clients in finding their dream Montana property. He specializes in farm, ranch, and recreational properties. Nick is a former youth sports coach at the Missoula YMCA. Nick an avid baseball fan. He volunteers as a part time American Legion baseball coach and Little League umpire. He also loves country music and shed antler hunting with his yellow lab, Duke.

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