



**266 Acres Hwy 80, Chouteau County, Montana, 266.00 Acres**

**\$239,400**

- Agriculture, Income producing

266 Acres located just outside the quaint town of Square Butte consisting of range and farm land. 85 Acres of this is currently in the CRP through September 2021. Other parcels available. Borders state land. Fantastic upland bird hunting and deer hunting. Call/text Wayne Heaton 406.210.1100, Rachelle Grover 406.871.2158, or your real estate professional.

**Main Info**

- Street Address : Parcels B & C Hwy 80
- Lot Size Acres : 266.00 Acres
- Postal / Zip Code : 59446
- Dwelling : No
- State / Province : Montana
- County : Chouteau
- Closest City : Geraldine

**Broker Info**



## **Wayne Heaton**

**Clearwater Properties**

**(P:) 406-897-5100**

**(M:) 406-210-1100**

**Wayne@CMPMontana.com**

**[cmpmontana.com](http://cmpmontana.com)**



**Co-listing with: Clearwater Properties, Rachelle Grover**

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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