

WHITETAIL MEADOWS

120 ACRES | \$525,000 | Malta, MT



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IRRIGATED ACREAGE AND PRIME HUNTING HABITAT

THIS 120+/--ACRE PROPERTY, LOCATED JUST 4 MILES NORTHEAST OF MALTA, MT OFF KJOS COUNTY ROAD, OFFERS 88.3 ACRES OF IRRIGATED HAY GROUND WITH DITCH RIGHTS AND 31.7 ACRES OF NATIVE GRASS.

THE MALTA IRRIGATION DITCH RUNS THROUGH THE PROPERTY, PROVIDING 2 ACRE-FEET OF WATER PER ACRE FOR THE IRRIGATED GROUND, WHICH IS MANAGED BY FLOOD AND SIPHON IRRIGATION. PRODUCING APPROXIMATELY 5 TONS OF HAY PER ACRE, THE LAND IS IDEAL FOR AGRICULTURAL USE AND FALL GRAZING AFTER THE HAY HAS BEEN HARVESTED. THE PROPERTY IS A PRIME HUNTING LOCATION WITH ABUNDANT DEER AND PHEASANT POPULATIONS. RUSSIAN OLIVE, MATURE COTTONWOOD TREES, AND THICK WILLOW GROVES PROVIDE EXCELLENT HABITAT FOR WHITETAIL DEER, PHEASANTS, AND OTHER UPLAND GAME BIRDS. HUNTING ON THIS LAND HAS BEEN PROPERLY MANAGED OVER THE PAST 20 YEARS, AND THE WHITETAIL POPULATION REFLECTS THIS. FENCING IS IN PLACE ON ALL BOUNDARY LINES, INCLUDING A NEWLY CONSTRUCTED EASTERN BOUNDARY FENCE. THE PROPERTY IS FREE OF STRUCTURES, EXCEPT FOR AN OLD CISTERN AND OUTHOUSE LOCATION.

PROPERTY TAXES ARE \$3,248.61 ANNUALLY. MINERAL RIGHTS, IF ANY, WILL BE RETAINED BY THE SELLER. THIS IS AN EXCEPTIONAL OPPORTUNITY FOR THOSE SEEKING IRRIGATED HAY GROUND, PRIME HUNTING LAND, OR FALL GRAZING IN MONTANA.



WHITETAIL MEADOWS

- 120 ACRES
- PRIME WILDLIFE HABITAT
- PROPERLY MANAGED HUNTING
- 88.3 ACRES IRRIGATED HAY
- 31.7 ACRES NATIVE GRASS
- 5 TON HAY PER ACRE
- IDEAL FALL GRAZING
- FENCED BOUNDARY



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THIS 120-ACRE PROPERTY OFFERS DIVERSE OPPORTUNITIES FOR THE BUYER. WITH 88.3 ACRES OF IRRIGATED HAY GROUND PRODUCING UP TO 5 TONS PER ACRE, IT'S IDEAL FOR AGRICULTURAL OPERATIONS LIKE HAY PRODUCTION AND FALL GRAZING. THE REMAINING 31.7 ACRES OF NATIVE GRASS PROVIDE ADDITIONAL GRAZING SPACE OR CAN BE LEFT AS NATURAL HABITAT. WITH ABUNDANT WILDLIFE, INCLUDING DEER AND PHEASANTS, THE LAND IS ALSO PERFECT FOR HUNTING ENTHUSIASTS. THE ESTABLISHED FENCING, IRRIGATION, AND SCENIC SURROUNDINGS MAKE IT A VERSATILE INVESTMENT FOR RANCHING, FARMING, OR RECREATIONAL USE.

BROUGHT TO YOU EXCLUSIVELY BY:



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